

## **\$259,500 - 316 4008 Savaryn Drive, Edmonton**

MLS® #E4452991

**\$259,500**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Enjoy the west facing balcony in the upscale Ara at Summerside that comes with Summerside Lake access! Great functional layout w/ bedrooms located on opposite ends of the unit, separated by the open concept living area. The dark rich cabinetry in the kitchen is nicely illuminated with pendant lighting and is accented with subway tile backsplash and granite counters. The chef will love how the kitchen is nicely equipped with stainless steel appliances. The master bedroom has double walk-through closet to an ensuite with walk in shower and granite counter. The second bedroom is next to the main bathroom. Soak in the sun on the spacious west facing balcony w/gas line. Amenities in the building include large fitness room plus a social room. One titled underground parking stall (#86) plus storage locker (#101) on the same floor. When you own here, you enjoy private access to all the Summerside Lake amenities including swimming, boating, fishing, tennis, skating. Close to schools, shopping, transportation.

Built in 2016

### **Essential Information**

MLS® # E4452991

Price \$259,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 316 4008 Savaryn Drive |
| Area        | Edmonton               |
| Subdivision | Summerside             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2E5                |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, Parking-Visitor, Party Room, Security Door, Storage-Locker Room |
| Parking Spaces | 1                                                                                        |
| Parking        | Heated, Single Indoor, Underground                                                       |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                  |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Beach Access, Boating, Flat Site, Landscaped, Playground Nearby, |

Private Fishing, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 53           |
| HOA Fees       | 465               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$445             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 2:32pm MDT