



Edmonton **53 Summerside** **LP: \$409,900**
2317 69A ST SW **SP:** 

ACTIVE

Type: Detached Single Family **Listing ID#:** E4141740
Style: 2 Storey **Bdrms Above:** 3
Year Built: 2015 **Bdrms Total:** 4
Full Baths: 3 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Fully Finished
Tot A.G. SqFt: 1,475.42 **Tot A.G. SqM:** 137.07

Better than new! Window coverings are installed, basement is developed, garage is built, air-conditioning installed, and fence & landscaping complete! This Jayman-built 1475 sq ft 2-storey was built for the sellers who chose many upgrades. Located on a quiet, dead-end street in Summerside you also get to enjoy all the lake privileges for the community. An open floorplan with 9' ceilings on the main & basement, the LR uniquely open to the basement making the lower level very bright & inviting. Durable vinyl plank flooring throughout the main. Granite, stainless steel appliances, central island with pedulum lighting and spacious dining nook overlooking backyard. Master offers walk-in closet & 4-piece ensuite. Basement is fully finished with large rumpus room, 4th bedroom/den & 3rd full bath. Large covered porch at the front has pot-lighting and is a great place for morning coffee or late afternoon cocktails, while the backyard has a stone patio & low-maintenance landscaping. Nothing to do but enjoy!

Directions:

Virtual Tour: <https://youtu.be/B5NSYJ78Cuo> **Brochure:** <http://www.2317-69A-Street-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	2	0	0	Main:	74.77	804.82
Ensuite Baths:		0	0	1	0	0	Uppr:	62.30	670.60
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Double Garage Detached						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	137.07	1,475.42

Living Room:	5.10x4.50	M	Master Bedroom:	3.97x3.92	U
Dining Room:	3.08x3.00	M	Bedroom 2:	2.90x2.80	U
Kitchen:	3.89x3.45	M	Bedroom 3:	2.80x2.57	U
Family Room:			Bedroom 4:	3.27x2.58	B
Den:			Recreation Room	5.56x4.00	B
Bonus Room:					

Flooring: Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Vinyl, Wood **Features:** Air Conditioner, Ceiling 9 ft., Detectors Smoke, Front Porch, Lake Privileges, No Smoking Home, Patio
Site Influences: Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** Easement Reg. On Title, Restrictive Covenant-Bldg

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:	HOA Fee: \$300.00		
Floor Location:	Floor Number:		
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:	Amenities w/HOA, Lake Access, See Remarks

Total Lot M2: 269.39 **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** West
Taxes: \$3,327.07 2018 **Local Improve:**