

## **\$950,000 - 4278 Savaryn Drive, Edmonton**

MLS® #E4442858

**\$950,000**

4 Bedroom, 3.50 Bathroom, 3,046 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

### **PRIVATE DOCK & DIRECT LAKE ACCESS!**

Cul-de-sac, PIE lot, beautifully landscaped yard with a deck & gazebo backing a PRIVATE walking path to Lake Summerside.

Summer does not get better than this!

Gorgeous 3000sf home with 9' ceilings w/ speaker rough in, tiled main floor. Huge kitchen featuring granite counter tops, 42" cabinets, stainless appliances - gas stove, 2 wall ovens. Bright dining nook with windows on 3 sides. Cozy living room with a gas fireplace & huge window looking at the gorgeous yard. There is also an office, large formal dining room or play area, laundry & walk-through pantry w/ extra freezer enroute to the garage.

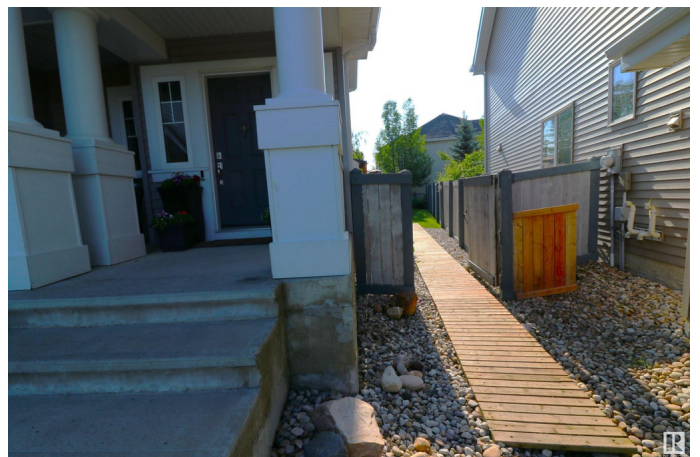
Upstairs are 4 bedrooms, 2 full baths & large bonus room w/ a vaulted ceiling. The basement is a great entertainment zone featuring a THEATRE ROOM, pool table, wet bar & fitness area. There is a steel beam if future owner wanted it wide open. Stunning property & enjoy all of the amenities that come with Lake access- skating, swimming, tennis, basketball & kayak into the sunset!

Built in 2011

### **Essential Information**

MLS® # E4442858

Price \$950,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,046
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4278 Savaryn Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P4

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Gazebo, Tennis Courts, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Lake Access Property, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	653.28
HOA Fees Freq.	Annually

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 June 20th, 2025 at 3:02pm MDT