

## \$329,900 - 56 9151 Shaw Way, Edmonton

MLS® #E4437853

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,304 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Modern vibe to this Lake Summerside end unit townhome in the Sands Condos. This open 'Hemingway' floorplan is rare and sells fast! When you walk inside the sunken living room has the 2 storey ceiling and the dining room above has a metal spindle railing. The front to back windows light up the space and allow for a nice breeze when you want fresh air & help keep things cool in the summer months. Generous sized bedrooms on the top floor both with walk-in closets & 2 full bathrooms. Storage space in the laundry room & under the stairs is great for keeping seasonal décor or sports equipment. Double attached garage allows for direct entry into your townhome during inclement weather. Front fenced yard, pet friendly complex. Convenient visitor parking. Enjoy all the amenities of lake life, from kayaking, SUP & swimming at the lake, fishing for trout, tennis/pickle ball, basketball or beach volleyball – meet your friends for a day at the Beach. This place is perfect don't hesitate or you will miss out!

Built in 2015

### Essential Information

MLS® #	E4437853
Price	\$329,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	56 9151 Shaw Way
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1W7

### Amenities

Amenities	Club House, Lake Privileges, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Tennis Courts, See Remarks
Parking Spaces	2
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Fenced, Golf Nearby, Lake Access Property,

Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jan Reimer K-6
Middle	Michael Strembitsky 7-9
High	J.Percy Page/Holy Trinity

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	18
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$271

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