

## **\$329,500 - 33 4050 Savaryn Drive, Edmonton**

MLS® #E4438065

**\$329,500**

2 Bedroom, 2.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Discover your perfect sanctuary in Summerside! This isn't just a townhouse; it's a lifestyle, complete with exclusive lake access. If you're searching for an exceptional 2-bedroom, 2.1-bathroom end unit, prepare to be impressed. You'll appreciate the charming curb appeal and the effortless living offered by Mosaic Shores, who handle summer yard care and winter snow removal. The main level invites you into a bright living area, flowing into a functional kitchen with quartz countertops, a stunning blue backsplash, breakfast bar and ample cabinet space. Upstairs, retreat to two comfortable bedrooms, each featuring upgraded closet organizers. The primary bedroom has a private ensuite, providing a peaceful escape. The basement offers a convenient double garage, plus storage and a dedicated laundry area. Every detail in this unit speaks of elegance. Its superb location provides unparalleled access to the Henday, the airport, top schools, and diverse shopping options, all within a safe and vibrant community.

Built in 2014

### **Essential Information**

MLS® # E4438065

Price \$329,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 33 4050 Savaryn Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1R8               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Lake Privileges, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Beach Access, Fenced, Flat Site, Lake Access Property, Level Land, Low Maintenance Landscape, Playground |

|              |  |
|--------------|--|
|              | Nearby, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Vinyl                                    |
| Foundation   | Concrete Perimeter                             |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Strembitzky/Mireau   |
| Middle     | Reimer/Divine Mercy  |
| High       | P. Page/Holy Trinity |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 53        |
| HOA Fees       | 483            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$268          |

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Listing information last updated on June 17th, 2025 at 4:47pm MDT