

## \$309,900 - 34 8304 11 Avenue, Edmonton

MLS® #E4449223

**\$309,900**

3 Bedroom, 1.50 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Three bedroom condo in desirable well run complex Mosaic Point with lake access!. Wonderfully maintained and upgraded as pride of ownership shows here. Upgrades include Quartz countertops with undermount sink, hood fan, furnace and hot water tank in 2019, dishwasher in 2024, upgraded half bath, Kitchen backsplash and flooring and drywalled laundry/storage/mud room. A very bright and sunny end unit with lots of windows, double attached garage and perfect patio and garden out front. This home is spotless!! Close to the lake, shopping and public transport

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449223          |
| Price          | \$309,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,274             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 8304 11 Avenue |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1J8           |

### Amenities

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

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Lake Access Property, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$338           |

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Listing information last updated on August 2nd, 2025 at 11:17am MDT