

## \$399,900 - 9132 Shaw Way, Edmonton

MLS® #E4449065

**\$399,900**

2 Bedroom, 2.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

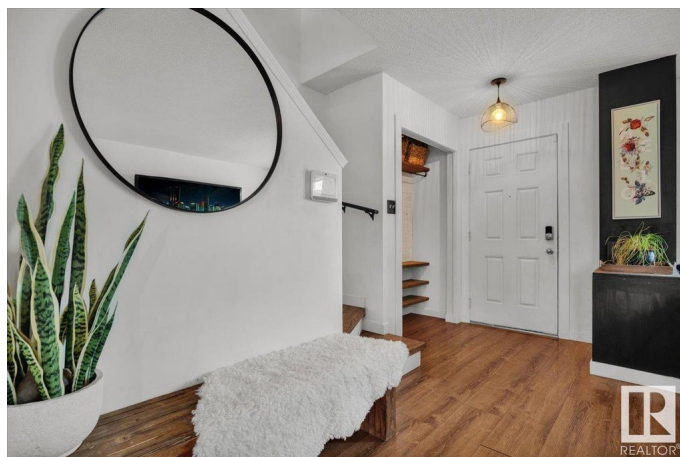
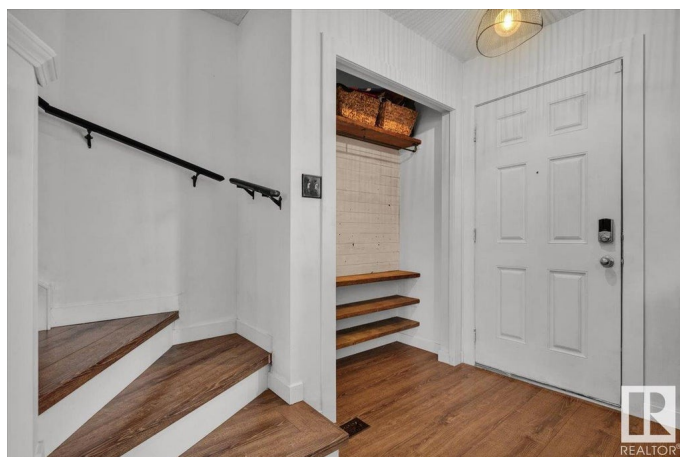
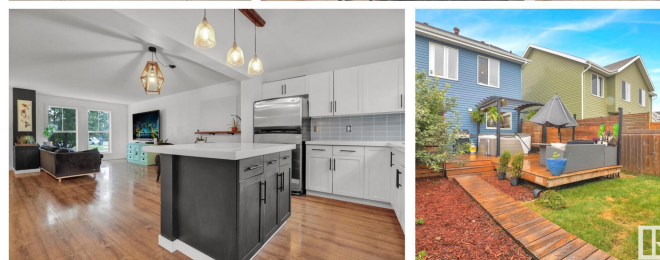
Summerside, Edmonton, AB

Your modern design tastes will be satisfied in this upgraded half duplex in Lake Summerside. Fresh coat of paint, linear modern baseboards, vinyl plank flooring, upgraded light fixtures, newer bathroom vanities. Bright & open layout makes for a great space for entertaining. White kitchen cabinets & upgraded counters accent the stainless steel appliances & the island is a perfect place to have coffee in the morning or an evening beverage. The basement has some framing & wired fore a media room, extra bedroom & bathroom rough in. The backyard is its own oasis with a pergola on the large deck with privacy panels in your fenced yard. Your cars will be happy year-round parked safely in the double garage. Your family & friends will love enjoying all the amenities at the Beach Club – SUP or kayak around the Lake then suntan at the Beach, play some beach volleyball or fish for Lake trout–this is Lake Life and it could be yours!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449065  |
| Price     | \$399,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,217         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 9132 Shaw Way |
| Area        | Edmonton      |
| Subdivision | Summerside    |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0S4       |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Club House, Deck, Lake Privileges, Recreation Room/Centre, Tennis Courts, See Remarks |
| Parking Spaces | 2                                                                                                        |
| Parking        | Double Garage Detached                                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                                |
| Exterior Features | Back Lane, Beach Access, Boating, 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 | Michael Strembitsky K-6   |
| Middle     | Michael Strembitsky 7-9   |
| High       | J.Percy Page/Holy Trinity |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| 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 August 3rd, 2025 at 12:47am MDT