

## \$645,000 - 1212 82 Street, Edmonton

MLS® #E4457955

### \$645,000

3 Bedroom, 2.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this stunning 2,149 sq. ft. Landmark Marseilles III in Summerside! This 2-storey features rich hardwood floors, a bright great room with skylights & fireplace, and a flex room perfect for dining or office space. The gourmet kitchen boasts granite countertops, stainless steel appliances, ceramic backsplash & a walk-through pantry. Main floor laundry with sink adds convenience. Upstairs, the vaulted bonus room is wired for surround sound, plus 3 spacious bedrooms including a primary suite with 5-pc ensuite, soaker tub & separate shower. Enjoy central A/C and an entertainer's dream backyard—fully landscaped with a concrete patio, gazebo & deck. Located on a quiet loop street, steps to a park, with an insulated garage. Full Summerside lake access with year-round activities makes this home the total package!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457955  |
| Price      | \$645,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,149                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1212 82 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1E5        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Gazebo |
| Parking   | Double Garage Attached                                    |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 53              |
| HOA Fees       | 495                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 7:17am MDT