

## \$339,900 - 25 9151 Shaw Way, Edmonton

MLS® #E4445257

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to The Sands in Summersideâ€”Edmontonâ€™s premier lake community with exclusive lake & clubhouse access! This beautiful 3 bed, 2.5 bath offers incredible value in a quiet, family-friendly location. The open-concept main floor features rich hardwood floors, large windows for tons of natural light, and a stylish kitchen with granite counters, stainless steel appliances, dark cabinetry, large island & pantry. Step onto your private balconyâ€”a rare featureâ€”for fresh air and relaxation. The spacious family room includes built-in shelving and a cozy sitting area. Upstairs you'll find a bright primary suite with walk-in closet and 3-pc ensuite, plus 2 more bedrooms and a 4-pc bath. The lower level includes laundry, storage, and a drop zone. A finished oversized double attached garage with plenty of shelving. Enjoy year-round access to Summerside Lake beach, paddle boats, skating, tennis, golf & clubhouse plus walking distance to school, parks, shopping, restaurants & easy access to Hwy 2 & Anthony Henday!

Built in 2015

### Essential Information

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Price \$339,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25 9151 Shaw Way
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1W7

### Amenities

Amenities	Club House, Deck, Lake Privileges, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Boating, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	13
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$272

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