

## \$724,900 - 4158 Savaryn Drive, Edmonton

MLS® #E4430461

**\$724,900**

4 Bedroom, 3.50 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this exceptional Summerside gem offering over 3300sqft of beautifully finished living space, nestled on an expansive lot that backs directly onto a serene forest! The open-concept main floor features a bright living room with a gas fireplace and feature wall, a modern kitchen with white cabinetry, quartz counters, extended buffet with bar fridge, walk-through pantry, and main floor laundry. A versatile front den can serve as a dining area, office, or playroom. Upstairs, enjoy a sunlit bonus room, two bedrooms, full bath, and a stunning primary suite with vaulted ceilings, large windows, walk-in closet, and a luxe ensuite. The finished basement includes a rec area with built-in bar, TV nook, fourth bedroom, and full bath. Step outside to your private backyard retreat with a deck, patio, and a pergola—perfect for entertaining. Includes a brand-new furnace, air-conditioning and water softener. This home has it all—it is a MUST see!

Built in 2012

### Essential Information

MLS® # E4430461

Price \$724,900

Bedrooms 4

Bathrooms 3.50



Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4158 Savaryn Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z5

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Gazebo, Lake Privileges, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Beach Access, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	80
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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