

## \$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
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### 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	6
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$338

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Listing information last updated on July 29th, 2025 at 8:18pm MDT