

## \$345,900 - 45 9151 Shaw Way, Edmonton

MLS® #E4442827

**\$345,900**

3 Bedroom, 2.50 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

This stylish 2-storey townhome in the desirable Summerside community offers 3 beds, 2.5 baths, & a double attached garage. Step through the charming white picket-fenced front yard into an open-concept main floor featuring durable vinyl flooring throughout. The spacious living room is filled with natural light and flows into a cozy dining area and a modern kitchen with well-maintained appliances, a large quartz island with extra seating, full-height cabinets, & a closed pantry. A convenient half bath completes this level. Upstairs, you'll find a bright primary bedroom with a walk-in closet & a 3-piece ensuite, along with 2 additional beds & a 4-piece bath. The lower level includes a laundry room with extra storage space & direct access to the double garage. Perfectly located close to shopping, transit, and schools, with exclusive access to Lake Summerside.

Built in 2015

### Essential Information

MLS® #	E4442827
Price	\$345,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,224



Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	45 9151 Shaw Way
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1W7

### **Amenities**

Amenities	Lake Privileges, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	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	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 17th, 2025
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Days on Market	79
Zoning	Zone 53
HOA Fees	465.92
HOA Fees Freq.	Annually
Condo Fee	\$272

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