

Courtesy Of Dustin Batuik Of Sterling Real Estate

## **\$389,900 - 5063 Stanton Drive, Edmonton**

MLS® #E4465197

**\$389,900**

4 Bedroom, 1.50 Bathroom, 1,185 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Looking to Move before The New Year to "SUMMERSIDE!" Here's an AFFORDABLE Option Half Duplex Offering 4 Bedrooms with "Lake Summerside" Beach House & Lake Access Privileges! It's ALL in the Address on Stanton Drive. This 2003 Duplex Needs Some Cosmetic Work such as Paint, Kitchen & Some Updating - HOWEVER - Features NEW SHINGLES in 2024, New Vinyl Flooring, Newer Upstairs Carpet, Re-Faced Wooden Patio Deck, A Fully Finished Basement, Double Detached Garage, Low Maintenance Land-Scaping & LARGE Bedrooms! One of the more Popular Floor Plans for Duplexes in the area features an Open Concept Main Floor Living Room to the Kitchen that could Easily be expanded if One chooses to Upgrade & Expand the kitchen. The Finished basement features a 2nd living room, room for another full washroom & a Decent Storage Room in the furnace area. This Property is Priced for Future Sweat Equity & is Available for a Quick Possession Date! Summerside is one of south Edmonton's BEST Communities with HOA Fees covering Lake Access!

Built in 2004

### **Essential Information**

MLS® # E4465197

Price \$389,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,185         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5063 Stanton Drive |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1E8            |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Detached, Insulated                                              |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Dryer, Washer             |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Back Lane, Fenced, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
| Middle     | Jan Reimer School          |
| High       | Holy Trinity Catholic High |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |
| HOA Fees       | 470                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 17th, 2025 at 8:17am MST