

## **\$524,900 - 7811 22 Avenue, Edmonton**

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MLS® #E4429114

### **\$524,900**

4 Bedroom, 3.50 Bathroom, 1,598 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Discover an incredible opportunity in the sought-after community of Summerside! This spacious 2-storey home offers versatility with a Separate Entrance and kitchen in the basement. The main floor features a den/office, dining area, and living room with a half bath for convenience opening to a deck and landscaped yard with a detached double garage. The kitchen includes stainless steel appliances, a corner pantry, and ample cabinetry,. Upstairs offers three bedrooms, including a primary suite with ensuite bath and walk-in closet, a 4-piece bathroom, and laundry. The finished basement includes a family room, kitchen, separate laundry, 4-piece bath, and bedroom. Summerside residents enjoy exclusive lake and beach access with quick connections to shopping, schools, public transit, Anthony Henday Drive, and Highway 2. Act fast—this opportunity won't last!



Built in 2013

### **Essential Information**

MLS® #	E4429114
Price	\$524,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	1,598
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7811 22 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Tennis Courts, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, 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	Michael Strembitsky School
High	J. Percy Page School

## Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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