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

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 fastâ€"this opportunity won't last!



#### **Essential Information**

MLS® # E4429114 Price \$524,900

Bedrooms 4

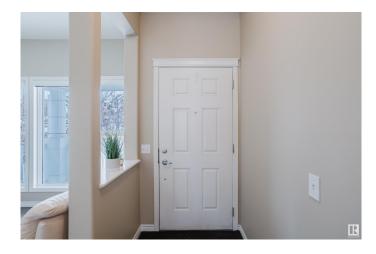
Bathrooms 3.50

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 15

Zoning Zone 53 HOA Fees 453.02 HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:32pm MDT