

Courtesy Of Kendra N Chisholm Of CIR Realty

## \$459,900 - 2324 67a Street, Edmonton

MLS® #E4433772

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

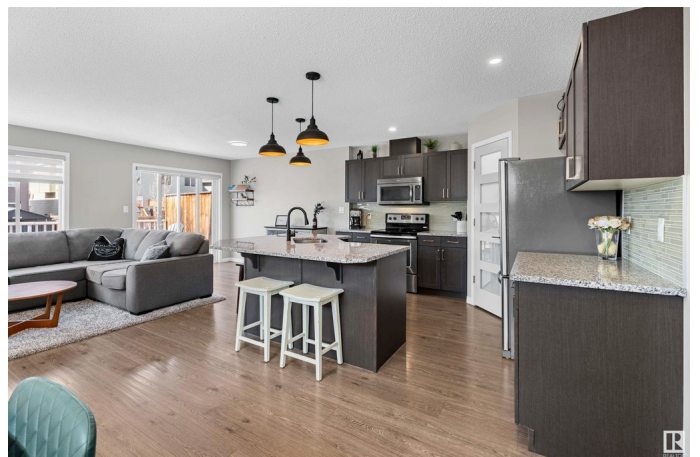
LAKE ACCESS | OPEN CONCEPT LIVING | CORNER LOT WITH LARGE YARD. Step into this beautifully maintained half duplex that blends style, functionality, & comfort. The open-concept main floor features spacious living & dining areas that flow seamlessly into the gourmet kitchen—complete with a center island with breakfast bar, granite countertops, rich dark cabinetry, stainless steel appliances, a corner pantry, & a perfect nook for your coffee bar. Upstairs, you™ll find a bright family room, a full bathroom, & three expansive bedrooms, including a stylish primary suite. Enjoy the convenience of upper floor laundry & stay comfortable year-round with central A/C. Outside, this home sits on a corner lot with a massive yard & a large composite deck—perfect for outdoor entertaining. Located in the desirable community of Summerside, you™ll enjoy private lake access to a 32 acre freshwater lake with a private beach club for swimming, kayaking or paddleboarding, tennis courts, parks, & excellent nearby schools.

Built in 2015

### Essential Information

MLS® # E4433772

Price \$459,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,483         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2324 67a Street |
| Area        | Edmonton        |
| Subdivision | Summerside      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 2A9         |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Lake Privileges                |
| Parking Spaces | 1                                                     |
| Parking        | Front Drive Access, Insulated, Single Garage Attached |

### Interior

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace    | Yes                                                                                                                                                         |
| Fireplaces   | Mantel                                                                                                                                                      |
| Stories      | 3                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                              |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Lake Access Property, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | M. Strembitsky / Div Mercy |
| Middle     | M. Strembitsky / M. Mireau |
| High       | J. Percy Page              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 53       |
| HOA Fees       | 453.02        |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 3rd, 2025 at 2:17am MDT