# \$418,000 - 7107 22 Avenue, Edmonton

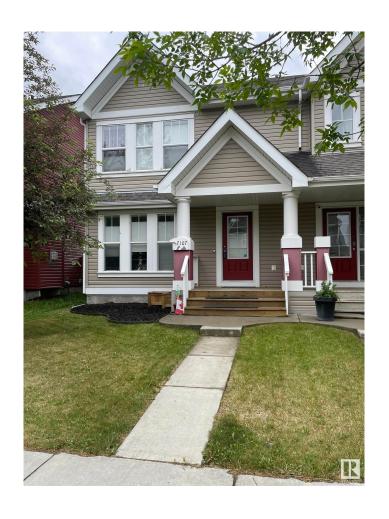
MLS® #E4442651

## \$418,000

2 Bedroom, 2.50 Bathroom, 1,244 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

EXECUTIVE LIVING IN SUMMERSIDE- One of Edmonton's most sought after neighbourhoods. Lake & playground access for family fun and entertainment adds to the enjoyment of living in Summerside. The main floor open concept is bright and sunny with a bonus linear fireplace to add warmth to this lovely home. A newer furnace also adds to the homes value. The well designed kitchen is perfect for family celebrations and making memories together. Head upstairs and you will find 2 generous sized bedrooms, main bath and primary bedroom ensuite and walk in closet. Along with a loft/bonus room/ office or flex space for your personal choosing. Backyard is developed to take advantage of sunny days on the patio with friends and a refreshing beverage! Summerside area offers amazing walking trails, top restaurants as well as great shopping & amenities. Convenient access to major transportation corridors. A fabulous home and location - IT'S ALL HERE!



Built in 2012

### **Essential Information**

MLS® # E4442651 Price \$418,000

Bedrooms 2 Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,244
Acres 0.00
Year Built 2012

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 7107 22 Avenue

Area Edmonton
Subdivision Summerside
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0T8

# **Amenities**

Amenities On Street Parking, Close

Privileges, Vinyl Windows

Parking Spaces 4

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, R

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks





Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 16th, 2025

Days on Market 17

Zoning Zone 53

HOA Fees 450

HOA Fees Freq. Annually

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