

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

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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	1
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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