

# **\$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 | 5               |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 21st, 2025 at 2:47pm MDT