

## \$509,900 - 7043 22 Avenue, Edmonton

MLS® #E4435397

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Find your home in SUMMERSIDE, where residents enjoy exclusive access to a swimmable lake! Situated on a CORNER LOT with SPACIOUS YARD, this beautiful home offers the perfect blend of comfort, functionality, and outdoor space. Step inside to a welcoming main floor that features a FLEXIBLE DEN, perfect as a home office or gym. The kitchen is outfitted with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a WALK-IN PANTRY, and an EXTENDED ISLAND that flows seamlessly into the dining area. The bright and airy living room boasts large windows that flood the space with natural light. Upstairs, you'll find the master bedroom with a WALK-IN CLOSET and an EN-SUITE BATHROOM, along with two additional well-sized bedrooms and laundry. The FULLY FINISHED BASEMENT includes a fourth bedroom, a full bathroom, and a spacious recreation area. With a SEPARATE ENTRANCE, it offers excellent potential for a short-term rental to help supplement your mortgage. Out back, you'll find a spacious deck and an oversized cement pad.

Built in 2013

### Essential Information

MLS® #

E4435397



Price	\$509,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,605
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7043 22 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0T8

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Lake Privileges, No Smoking Home
Parking	Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Lake Access Property, Low

Maintenance Landscape, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	7
Zoning	Zone 53
HOA Fees	463
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 May 15th, 2025 at 10:03am MDT