

## \$534,900 - 7043 22 Avenue, Edmonton

MLS® #E4425665

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the community of Summerside where residence have access to a swimmable lake! This stunning home offers coziness, functionality, class and character. The main floor welcomes you with a den that can be your home office/gym or a nice little hangout spot. The kitchen is equipped with granite counter tops, a walk-in pantry and an extended counter top island that is facing the dining area which is perfect for hosting. Then, you will find the massive living room with huge windows that permits a lot of natural light. Upstairs you will find the spacious master's bedroom and 2 other bedrooms. The fully finished basement offers a 4th bedroom a bathroom and a recreation area. The basement could also be accessed my a separate entrance so you can use it as a short-term rental that can help with your mortgage. Instead of a garage, this home has an over-sized parking cement pad that can easily fit up to 4 cars or long trucks and even RV campers!

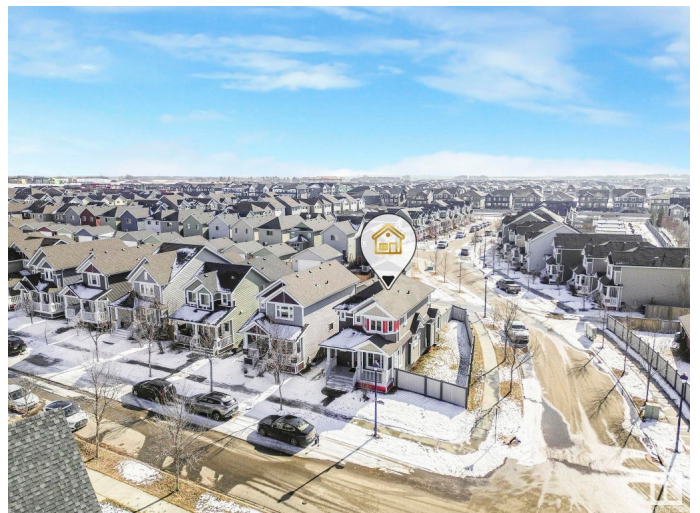
Built in 2013

### Essential Information

MLS® # E4425665

Price \$534,900

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    | March 14th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 53          |
| HOA Fees       | 463              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 10:32pm MDT