

# \$474,900 - 7315 24 Avenue, Edmonton

MLS® #E4425283

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,674 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

LAKE ACCESS! This modern half duplex built by Brookfield Homes is located in the heart of the vibrant Community of Summerside. Functional open concept floor plan is perfect for living & entertaining! The contemporary kitchen offers plenty of cabinetry, expansive counters, sleek stainless appliances, pantry & large centre island with seating. Adjacent eating area is flooded with tons of natural light & has a patio door leading to the sunny south facing deck overlooking the beautifully landscaped yard. Fully fenced with a private stone fire pit area makes for a great gathering place for family & friends. Main floor is complete with living room, elegant gas fireplace, formal dining area & 2pce powder room. Upper level houses 3 bedrooms including a generous size master, 4pce ensuite & walk-in closet plus spacious bonus room, 4pce bath & convenient, dedicated upstairs laundry room. Basement awaits your personal touches. Lots of space for storage in the meantime. This is a place you will be proud to call HOME!

Built in 2014

## Essential Information

MLS® #	E4425283
Price	\$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	7315 24 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V5

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Lake Access Property, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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