

## \$525,000 - 7404 15a Avenue, Edmonton

MLS® #E4445870

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Pristine, well-kept 2-storey in Summerside! Located on a quiet street in the heart of the neighborhood, with year-round access to Summerside's lake, private beach club and rec facilities. Stepping inside, you'll find a smart open-concept layout and 9ft ceilings, plus modern finishes and tons of pride of ownership throughout. The living room is open and sunny, with large windows overlooking a private front porch. The dining room is perfect for entertaining, and the kitchen offers full-height cabinets and a large island, plus stainless appliances and granite countertops. A half bath completes the main floor. Upstairs you'll find 3 spacious bedrooms, including a comfortable primary with a walk-in closet and a full ensuite. The upper level also offers a second full bath and laundry. The basement is professionally finished with a 4th bedroom, full bath and a large family room with a built-in wet bar. Other features include air conditioning, a private back yard with a raised deck and a double detached garage.

Built in 2010

### Essential Information

MLS® # E4445870

Price \$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7404 15a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### Additional Information

Date Listed	July 4th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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