

## \$419,000 - 7409 22 Ave, Edmonton

MLS® #E4455680

**\$419,000**

2 Bedroom, 2.50 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This clean and well-maintained duplex offers comfort, convenience and access to one of Edmonton's most sought-after lake communities. The main floor features gleaming hardwood floors, open-concept living, a real stone gas fireplace, quartz countertops, stainless steel appliances, custom closets and plenty of storage. Upstairs, you will find two bedrooms plus a spacious loft (easily convertible into a third bedroom). The primary suite showcases a gorgeous stone feature wall, walk-in closet and a bright en-suite bath filled with natural light. Your south-facing backyard is built for entertaining with a massive deck, pergola, privacy wall, and heat-resistant stone BBQ wall. The double detached insulated garage includes an extra storage loft—a rare bonus! Located just steps away from parks, schools and all the amenities Summerside offers including exclusive lake access for swimming, paddleboarding, boating and more.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455680  |
| Price     | \$419,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,245         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 7409 22 Ave |
| Area        | Edmonton    |
| Subdivision | Summerside  |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6X 0V6     |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached                                |

### Interior

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

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                       |
| Exterior Features | Airport Nearby, Back Lane, Boating, Fenced, Golf Nearby, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 47                  |
| Zoning         | Zone 53             |
| HOA Fees       | 453                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 19th, 2025 at 3:02am MDT