

## \$439,900 - 7123 22 Avenue, Edmonton

MLS® #E4464205

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Come see this beautifully maintained 1447 sq ft duplex in desirable community of Lake Summerside! This 3 bed, 3.5 bath home features an open main floor with stainless steel appliances, quartz countertops, and bright living spaces. Enjoy the south-facing back deck—perfect for relaxing in the sun. Upstairs offers 3 spacious bedrooms including a primary with ensuite and walk-in closet. The fully finished basement adds a large rec room and full bath for extra living space. Double detached garage for convenience. Located in one of Edmonton's top lifestyle communities with access to Lake Summerside's private beach, swimming, skating, boating, tennis, parks, and trails. Close to schools, shopping, and major roadways. Move-in ready and a fantastic opportunity!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464205  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,447     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7123 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0S4        |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Lake Privileges, No Animal Home, No Smoking Home, Recreation Room/Centre, Tennis Courts |
| Parking   | Double Garage Detached                                                                                           |

### 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                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 53            |
| HOA Fees       | 453.02             |
| 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 November 2nd, 2025 at 6:17am MST