

## \$423,000 - 7306 22 Avenue, Edmonton

MLS® #E4446423

**\$423,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Move-in ready half duplex in the sought-after community of Summerside! With FINISHED Basement. This 1,235 sq ft 2-storey home offers 3 bedrooms and 2 bathrooms. The open-concept main floor features maple hardwood, a bright living room with gas fireplace, and a functional kitchen with maple cabinets, island, pantry, and a built-in desk in the dining nook. A 2-piece powder room and access to the landscaped backyard with a deck complete the main floor. Upstairs includes a spacious primary bedroom with 3-piece ensuite and walk-in closet, plus two additional bedrooms and a 4-piece bath. Enjoy a Double Garage, nearby shopping, schools, Anthony Henday access, and exclusive Summerside Lake access. A perfect place to call home!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446423  |
| Price          | \$423,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,235     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2011          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7306 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0V6        |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Detectors Smoke, Front Porch, Lake Privileges |
| Parking   | Double Garage Detached                        |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 74             |

|                |          |
|----------------|----------|
| Zoning         | Zone 53  |
| HOA Fees       | 453      |
| 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 September 20th, 2025 at 8:47am MDT