Courtesy Of David Flaman Of Royal LePage Prestige Realty

# $399,999 - 7311 22 Avenue, Edmonton

MLS® #E4452927

**$399,999**
3 Bedroom, 2.50 Bathroom, 1,432 sqft
Single Family on 0.00 Acres

Summerside, Edmonton, AB

This stylish, newly renovated half-duplex features BRAND NEW CARPET WITH EXTRA THICK UNDERLAY THAT IS PET/STAIN RESISTANT, durable and stylish VINYL FLOORING, and QUARTZ COUNTERTOPS. The open-concept design is enhanced by modern MDF WALL FEATURES, designer WALLPAPER, and an elegant ELECTRIC FIREPLACE. The kitchen boasts STAINLESS STEEL APPLIANCES, while the INCLUDED WINDOW COVERINGS add convenience and comfort. Step outside to a spacious 12' x 20' SOUTH-FACING DECK perfect for soaking up the sun or entertaining with your NATURAL GAS BBQ HOOKUP. Enjoy ample parking with the REAR PARKIN PAD and plenty of street parking for family and guests. With lake and amenity access, youâ€™ll love the lifestyle this home offers all while being close to schools, shopping and easy access to the Anthony Henday. Don't miss this great opportunity to be a part of the Lake Summerside Community!

Built in 2011

## Essential Information

| | |
|---|---|
| MLS® # | E4452927 |
| Price | $399,999 |
| Bedrooms | 3 |

| | |
|---|---|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,432 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 7311 22 Avenue |
| Area | Edmonton |
| Subdivision | Summerside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0V6 |

## Amenities

| | |
|---|---|
| Amenities | On Street Parking, Deck, Front Porch, Lake Privileges, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking Spaces | 2 |
| Parking | Parking Pad Cement/Paved |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, 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, Vinyl |

| | |
|---|---|
| Exterior Features | Back Lane, Beach Access, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 14th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 53 |
| HOA Fees | 453.02 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 21st, 2025 at 7:17am MDT