

## \$479,900 - 7307 24 Avenue, Edmonton

MLS® #E4455233

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to SUMMERSIDE in this spacious 2-Storey half duplex offering over 2000 sq ft of finished living space. This home features 3 bedrooms, 3.5 baths, a flex room, and a fully finished basement. The open kitchen includes an oversized island, stainless steel appliances, pantry, and plenty of storage. A bright dining area leads to a private deck and beautifully landscaped south-facing backyard with no rear neighbors. The living room is centered around a sleek 50" recessed electric fireplace, while the primary suite sits on its own half-level with walk-in closet and 4-piece ensuite. Upstairs offers a bonus room, laundry, 2 more bedrooms, and another full bath. The basement boasts high ceilings, rec space, and full bathroom. Enjoy year-round access to the Summerside Beach Club, featuring a 32-acre lake, sandy beach, 10-acre park, and endless trails—perfect for swimming, skating, paddling, and community gatherings. Single attached garage with full driveway completes this ideal family home.

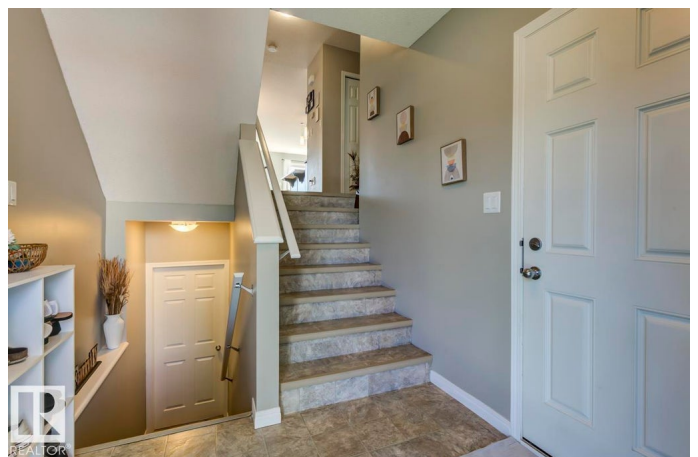
Built in 2014

### Essential Information

MLS® # E4455233

Price \$479,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,677         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7307 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0V5        |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Hot Water Electric, Lake Privileges, Tennis Courts, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                    |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Mantel                                                                                                          |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial, Finished                                                                                               |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Beach Access, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 15th, 2025 at 8:47am MDT