

## \$479,900 - 7952 13 Avenue, Edmonton

MLS® #E4463219

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Tucked away on a quiet crescent in desirable Summerside, this beautifully updated home offers a bright, open floor plan designed for modern family living. The main floor features a spacious living room with a striking feature fireplace wall, a generous dining area, and an updated kitchen highlighted by fresh paint, new lighting, and a stylish modern powder room. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The finished basement extends the living space with a large recreation room and a full bathroom, perfect for relaxing or hosting guests. Outside, a sunny deck and double detached garage provide plenty of room for entertaining and storage. Enjoy all the perks of Summerside's private lake community with exclusive access to swimming, boating, fishing, skating, and year-round recreation. A perfect opportunity to enjoy comfort, space, and lifestyle in one of Edmonton's most loved neighbourhoods.

Built in 2004

### Essential Information

MLS® # E4463219

Price \$479,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,222                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7952 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1H4        |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Off Street Parking, Deck                         |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached, 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        | Glass Door, Mantel                                                                                     |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Lake Access Property, Playground |

|              |                                                |
|--------------|------------------------------------------------|
|              | Nearby, Public Transportation, 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 23rd, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |
| HOA Fees       | 453.02             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 2nd, 2025 at 6:17pm MST