

\$410,000 - 7404 16 Avenue, Edmonton

MLS® #E4449428

\$410,000

3 Bedroom, 3.50 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the cutest duplex in Lake Summerside! This 1252 sq ft 3 bed, 3.5 bath home is cute as a button! Main floor boasts SOUTH exposure bringing in amazing natural light into the OPEN CONCEPT living, dining and kitchen. Generous size living room has a beautiful fireplace, and a functional half bath complete the main floor. Upstairs there are 2 bedrooms and a shared bathroom PLUS a bonus room/den, as well as a primary suite with walk in closet and an ensuite bathroom! Basement is FINISHED with bed, bath and rumpus room! LAKE SUMMERSIDE ACCESS means swimming/kayaking/paddle boarding all summer and skating all winter! Park 2 cars in the double detached garage - no scraping all winter! New shingles in 2024 and close to shopping, schools, parks and trails!

Built in 2006

Essential Information

MLS® #	E4449428
Price	\$410,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,253
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7404 16 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

Amenities

Amenities	Off Street Parking, Lake Privileges, No Smoking Home, Parking-Extra, Storage-In-Suite, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Beach Access, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Picnic Area, 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

Additional Information

Date Listed	July 24th, 2025
Days on Market	10
Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually

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