

Courtesy Of Richard S Widynowski Of Liv Real Estate

## **\$479,000 - 7807 14 Avenue, Edmonton**

MLS® #E4428410

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,400 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the Lake Community of Summerside. Enjoy exclusive access to the Summerside Beach club including numerous year round activities. This beautiful 2 Storey with double detached garage, is nestled in a family-friendly neighborhood close to many schools. This charming home offers a bright and open floor plan, perfect for family living and entertaining. A growing family will appreciate the 3 spacious bedrooms and 2.5 bathrooms. The practical finished basement adds extra living space, ideal for a home theater, including a valuable 4 piece bathroom and a possible 4th bedroom for the growing family. The unique large pie shaped yard includes a firepit, mature fruit trees (apple, cherry and apricot) and a beautiful zero maintenance front yard for any garden enthusiast. The house includes an abundance of upgrades including hardwood floors on the main floor, a gas fireplace for cold nights, central air conditioning, upgraded built-in ceiling speakers on the main floor and master bedroom.

Built in 2004

### **Essential Information**

MLS® #	E4428410
Price	\$479,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7807 14 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H3

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 4  
Zoning Zone 53  
HOA Fees 466.61  
HOA Fees Freq. Annually

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