

## \$418,800 - 7607 16 Avenue, Edmonton

MLS® #E4430297

**\$418,800**

3 Bedroom, 2.00 Bathroom, 917 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your new home in the vibrant community of Lake Summerside! This bi-level home boasts approx 1700 sq ft of living space, 3 spacious bedrooms and 2 full baths. Nestled in a family-friendly crescent, you'll love the convenience of being just blocks from the beach club and beautiful Lake Summerside. Step inside and experience the warmth and natural light that floods the open concept great room, featuring vaulted ceilings and large windows. The living room offers a cozy gas fireplace, perfect for relaxing, while the updated kitchen with loads of storage, a central island and newer quartz countertops. The master bedroom is complete with his & hers double closets and a convenient recess for your dresser. Downstairs, find a spacious third bedroom with above-grade windows, a walk-in closet, a large a brightly lit family room, 3 pce bath and laundry and storage areas. Outside, enjoy a landscaped, fenced yard with an interlocking brick patio—ideal for alfresco dining and entertaining.

Built in 2007

### Essential Information

MLS® # E4430297

Price \$418,800

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7607 16 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M3

### Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually

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