

\$399,999 - 7311 22 Avenue, Edmonton

MLS® #E4452927

\$399,999

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This stylish, newly renovated half-duplex features BRAND NEW CARPET WITH EXTRA THICK UNDERLAY THAT IS PET/STAIN RESISTANT, durable and stylish VINYL FLOORING, and QUARTZ COUNTERTOPS. The open-concept design is enhanced by modern MDF WALL FEATURES, designer WALLPAPER, and an elegant ELECTRIC FIREPLACE. The kitchen boasts STAINLESS STEEL APPLIANCES, while the INCLUDED WINDOW COVERINGS add convenience and comfort. Step outside to a spacious 12' x 20' SOUTH-FACING DECK perfect for soaking up the sun or entertaining with your NATURAL GAS BBQ HOOKUP. Enjoy ample parking with the REAR PARKIN PAD and plenty of street parking for family and guests. With lake and amenity access, youâ€™ll love the lifestyle this home offers all while being close to schools, shopping and easy access to the Anthony Henday. Don't miss this great opportunity to be a part of the Lake Summerside Community!

Built in 2011

Essential Information

MLS® # E4452927

Price \$399,999

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7311 22 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V6

Amenities

Amenities	On Street Parking, Deck, Front Porch, Lake Privileges, No Animal Home, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	2
Parking	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	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Beach Access, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	15
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 7:32am MDT