

## **\$424,900 - 1907 71 Street, Edmonton**

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MLS® #E4432156

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Bright & Beautiful 2-Storey Half Duplex in Summerside with Cedar Deck & Double Garage! Welcome to this inviting and well-cared-for half duplex nestled in the heart of the vibrant Summerside community. The main floor features a spacious living room and a convenient half bath, an open kitchen with abundant cabinetry, generous counter space, and a dining area that overlooks the beautifully crafted cedar deck—perfect for summer BBQs. Upstairs, you'll find a large primary suite complete with a walk-in closet and private 3 pc ensuite. Two more bright bedrooms and a full bathroom round out the upper level. The windows enhanced with Hunter Douglas blinds. The unfinished basement is a blank canvas ready for your vision—whether it's a cozy rec room, a fourth bedroom, or a home office. Outside, enjoy a fully fenced yard and the bonus of a double detached garage, offering secure parking and extra storage. Enjoy Summerside living, a 10 acre private access lake, great schools, transit and parks!



Built in 2007

### **Essential Information**

MLS® #                      E4432156

Price                         \$424,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1907 71 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K2

### Amenities

Amenities	Club House, Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Lake Access Property, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Michael Strembitsky

**Additional Information**

Date Listed                April 23rd, 2025

Days on Market        13

Zoning                    Zone 53

HOA Fees                453.71

HOA Fees Freq.        Annually

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