

## \$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 | 9               |
| Zoning         | Zone 53         |
| HOA Fees       | 453             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 5:17pm MDT