

## \$490,000 - 7905 12 Avenue, Edmonton

MLS® #E4460646

**\$490,000**

3 Bedroom, 3.5 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Beautiful character single detached home - 3 bedrooms, 3.5 washrooms, finished basement, double garage, and a fenced stoned backyard. Residents of Lake Summerside enjoy exclusive access to the community lake with amenities including a beach, swimming, boating, fishing, tennis, basketball, and playgrounds. Only 15 min from Edmonton International Airport (YEG), 25 min from downtown, 25 min from West Edmonton Mall, and near restaurants, grocery stores, entertainment, public and private schools, children's parks, etc.; with a bus stop only steps away from the house. accommodation have an option to make a persuasive offer to buy the home as is (furniture and decorations included).

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460646  |
| Price          | \$490,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,424     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7905 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1E8        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Wet Bar |
| Parking   | Double Garage Detached                   |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Corner                                                                           |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Beach Access, Fenced, Lake Access Property, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      12

Zoning                Zone 53

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Listing information last updated on October 15th, 2025 at 8:48pm MDT