

## \$423,000 - 7306 22 Avenue, Edmonton

MLS® #E4446423

**\$423,000**

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Move-in ready half duplex in the sought-after community of Summerside! With FINISHED Basement. This 1,235 sq ft 2-storey home offers 3 bedrooms and 2 bathrooms. The open-concept main floor features maple hardwood, a bright living room with gas fireplace, and a functional kitchen with maple cabinets, island, pantry, and a built-in desk in the dining nook. A 2-piece powder room and access to the landscaped backyard with a deck complete the main floor. Upstairs includes a spacious primary bedroom with 3-piece ensuite and walk-in closet, plus two additional bedrooms and a 4-piece bath. Enjoy a 2-car parking pad, nearby shopping, schools, Anthony Henday access, and exclusive Summerside Lake access. A perfect place to call home!

Built in 2011

### Essential Information

MLS® #	E4446423
Price	\$423,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7306 22 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V6

### Amenities

Amenities	Detectors Smoke, Front Porch, Lake Privileges
Parking	Double Garage Detached

### Interior

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

### Exterior

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

### Additional Information

Date Listed	July 8th, 2025
Days on Market	8

Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually

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