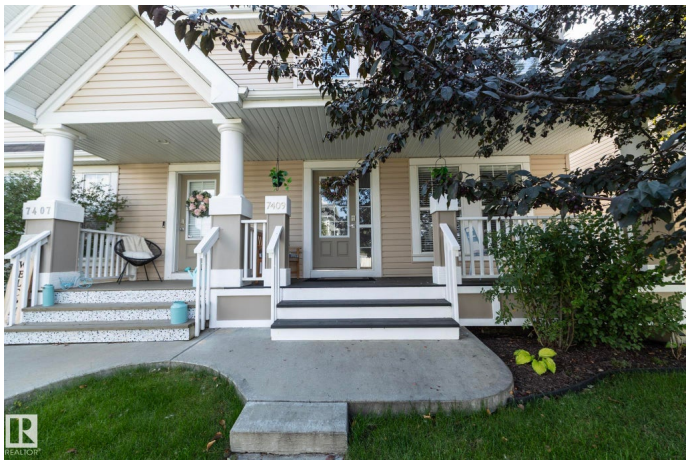
Courtesy Of Prabhdeep Singh Of Exp Realty

$419,000 - 7409 22 Ave, Edmonton

MLS® #E4455680

$419,000
2 Bedroom, 2.50 Bathroom, 1,245 sqft
Single Family on 0.00 Acres



Summerside, Edmonton, AB

This clean and well-maintained duplex offers comfort, convenience and access to one of Edmontonâ€™s most sought-after lake communities.The main floor features gleaming hardwood floors, open-concept living, a real stone gas fireplace, quartz countertops, stainless steel appliances, custom closets and plenty of storage.Upstairs, you will find two bedrooms plus a spacious loft (easily convertible into a third bedroom).The primary suite showcases a gorgeous stone feature wall, walk-in closet and a bright en-suite bath filled with natural light. Your south-facing backyard is built for entertaining with a massive deck, pergola, privacy wall, and heat-resistant stone BBQ wall. The double detached insulated garage includes an extra storage loftâ€”a rare bonus! Located just steps away from parks, schools and all the amenities Summerside offers including exclusive lake access for swimming, paddleboarding, boating and more.

Built in 2011

Essential Information

MLS® #	E4455680
Price	$419,000
Bedrooms	2
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7409 22 Ave
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Boating, Fenced, Golf Nearby, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 2nd, 2025
Days on Market	58
Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 30th, 2025 at 9:32am MDT