

## \$510,000 - 7404 15a Avenue, Edmonton

MLS® #E4445870

**\$510,000**

4 Bedroom, 3.50 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Pristine, well-kept 2-storey in Summerside! Located on a quiet street in the heart of the neighborhood, with year-round access to Summerside's lake, private beach club and rec facilities. Stepping inside, you'll find a smart open-concept layout and 9ft ceilings, plus modern finishes and tons of pride of ownership throughout. The living room is open and sunny, with large windows overlooking a private front porch. The dining room is perfect for entertaining, and the kitchen offers full-height cabinets and a large island, plus stainless appliances and granite countertops. A half bath completes the main floor. Upstairs you'll find 3 spacious bedrooms, including a comfortable primary with a walk-in closet and a full ensuite. The upper level also offers a second full bath and laundry. The basement is professionally finished with a 4th bedroom, full bath and a large family room with a built-in wet bar. Other features include air conditioning, a private back yard with a raised deck and a double detached garage.

Built in 2010

### Essential Information

MLS® # E4445870

Price \$510,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7404 15a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 7:32am MDT