

Courtesy Of Richard S Widynowski Of Liv Real Estate

## **\$479,000 - 7807 14 Avenue, Edmonton**

MLS® #E4428410

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,400 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the Lake Community of Summerside. Enjoy exclusive access to the Summerside Beach club including numerous year round activities. This beautiful 2 Storey with double detached garage, is nestled in a family-friendly neighborhood close to many schools. This charming home offers a bright and open floor plan, perfect for family living and entertaining. A growing family will appreciate the 3 spacious bedrooms and 2.5 bathrooms. The practical finished basement adds extra living space, ideal for a home theater, including a valuable 4 piece bathroom and a possible 4th bedroom for the growing family. The unique large pie shaped yard includes a firepit, mature fruit trees (apple, cherry and apricot) and a beautiful zero maintenance front yard for any garden enthusiast. The house includes an abundance of upgrades including hardwood floors on the main floor, a gas fireplace for cold nights, central air conditioning, upgraded built-in ceiling speakers on the main floor and master bedroom.

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4428410  |
| Price  | \$479,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,400                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7807 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1H3        |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Air Conditioner, Deck, Fire Pit |
| Parking Spaces | 2                               |
| Parking        | Double Garage Detached          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door, Tile Surround   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 3  
Zoning Zone 53  
HOA Fees 466.61  
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 April 4th, 2025 at 6:47am MDT