

\$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 | 5 |

| | |
|----------------|----------|
| Zoning | Zone 53 |
| HOA Fees | 453 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 13th, 2025 at 4:02am MDT