

\$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 Double Garage, 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	48

Zoning	Zone 53
HOA Fees	453
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 August 24th, 2025 at 11:32pm MDT