

## \$439,900 - 6741 24 Avenue, Edmonton

MLS® #E4434986

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

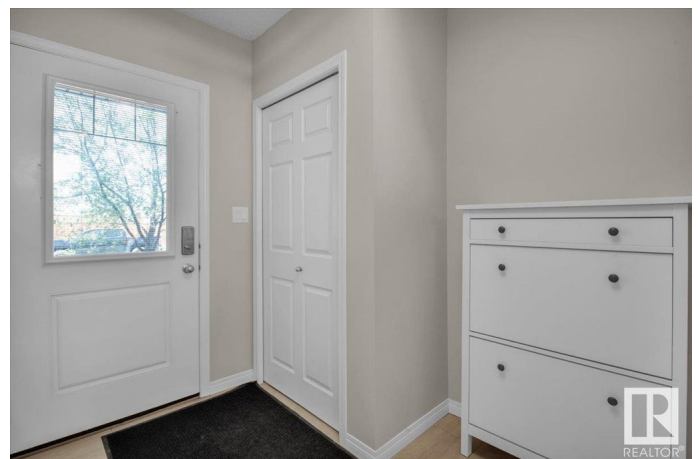
This will get your attention, 3 bedroom, 2.5 bathroom, Bonus Room, Full basement, great fenced private yard all in Lake Summerside! You know you want it! lake lifestyle with a sandy beach, kayak, canoe, SUP or swim or fish, pickle ball & tennis, beach volleyball all right in your community all year long! Huge one level quartz island welcomes guests to pull up a stool and mingle with the chef while watching the game in the Great Room. So many great features, electric fireplace, engineered hardwood flooring, maple kitchen cabinets. Top floor laundry is conveniently located adjacent to 2 bedrooms & the Bonus Room – great for second TV Media Room or a home office. Primary Bedroom has its own privacy down a short flight of stairs with its own ensuite and walk in closet. Fenced yard has south exposure and a nice privacy with no other home directly behind you. Enjoy evening BBQs™ relaxing with your friends and family. Great location on a quiet crescent with parking in your insulated garage or on your driveway.

Built in 2016

### Essential Information

MLS® # E4434986

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6741 24 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B1

### Amenities

Amenities	On Street Parking, Club House, Deck, Lake Privileges, No Smoking Home, Tennis Courts, See Remarks
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael Strembitsky K-6
Middle	Michael Strembitsky 7-9
High	J.Percy Page/Holy Trinity

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	4
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 May 10th, 2025 at 11:32pm MDT