

Courtesy Of Tammy K Solem Of Exp Realty

## \$654,900 - 7728 18 Avenue, Edmonton

MLS® #E4419289

**\$654,900**

6 Bedroom, 4.00 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome home! This 2-storey Landmark property offers 6 bedrooms and 4 bathrooms. The main floor features an open-concept layout with a living area including a gas fireplace, a modern kitchen with granite countertops and a large island. There is also a bedroom and a 4-piece bathroom on the main level. The dining area leads to a manicured backyard with a pergola and paved areas. Upstairs, the primary bedroom boasts a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a bonus room perfect for a theatre or office complete the upper level. The finished basement includes 2 bedrooms, a 3-piece bathroom, and rough-ins for a potential kitchen and laundry. Enjoy modern features like a tankless water heater, water softener, and central A/C. There is a side entrance for convenience and privacy. This home offers lakeside living with access to swimming, boating, fishing, and more! Close to trails, schools, and shopping.

Built in 2012

### Essential Information

MLS® # E4419289

Price \$654,900

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	2,198
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7728 18 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V3

### **Amenities**

Amenities	Air Conditioner, Hot Water Tankless, Lake Privileges, Vaulted Ceiling, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 25th, 2025
Days on Market	140
Zoning	Zone 53
HOA Fees	500
HOA Fees Freq.	Annually

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