



Edmonton

Summerside

LP:

\$525,000

7404 15A AV SW SW

T6X 0E1

SP:

M

Listing ID #

E4445870

Building Type

Detached Single Family

Style

2 Storey

Year Built

2010

Full Baths

3

Half Baths

1

Total Baths

3.1

Tot Flr AG SqFt

1,480.16

Sold Date

Bedrooms Above

3

Bedrooms Total

4

Basement

Full

Basement Dev

Fully Finished

Tot Flr AG SqM

137.51

ACTIVE

URL-Virtual Tour URL-Brochure

Pristine, well-kept 2-storey in Summerside! Located on a quiet street in the heart of the neighborhood, with year-round access to Summerside's lake, private beach club and rec facilities. Stepping inside, you'll find a smart open-concept layout and 9ft ceilings, plus modern finishes and tons of pride of ownership throughout. The living room is open and sunny, with large windows overlooking a private front porch. The dining room is perfect for entertaining, and the kitchen offers full-height cabinets and a large island, plus stainless appliances and granite countertops. A half bath completes the main floor. Upstairs you'll find 3 spacious bedrooms, including a comfortable primary with a walk-in closet and a full ensuite. The upper level also offers a second full bath and laundry. The basement is professionally finished with a 4th bedroom, full bath and a large family room with a built-in wet bar. Other features include air conditioning, a private back yard with a raised deck and a double detached garage.

Directions

Living Room	4.56 x 4.41	M	Bedroom 3	3.44 x 2.75	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.22 x 3.84	M	Bedroom 4	2.72 x 3.56	B	1	4	U	Yes	Main	67.45	726.03
Kitchen	3.89 x 3.00	M	Utility Room	2.62 x 3.74	L	2	4	U	No	Upper	70.06	754.13
Family Room	5.44 x 4.64	B				3	2	M	No	Above Grd	137.51	1,480.16
Den						4	3	B	No	Lower	61.94	666.72
Bonus Room						5				Below Grd	61.94	666.72
Primary Bedrm	3.83 x 4.41	U				6				Tot Flr AG	137.51	1,480.16
Bedroom 2	3.98 x 3.23	U				7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Laminate Flooring
Features Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, See Remarks

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Rectangular Front Exposure South
Lot Size SqM 304.46 F x D (m) x
Zoning
Tax Amount \$4,491.71 / 2024
Conform Type
Conform Year
Goods Excl Curtains

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, See Remarks

Site Features Back Lane, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Parking Double Garage Detached

Warranty
Fireplace
FP Fuel
FP Type
HOA Y/N Yes
HOA Fee/Schd \$453.02 / Annually
HOA Fee Incls Lake Access, Recreation Facility

Road Access Paved

Park Encl/Tot 2 / Garage Dim

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	