

## \$820,000 - 6724 12 Avenue, Edmonton

MLS® #E4445999

**\$820,000**

7 Bedroom, 4.00 Bathroom, 2,887 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your dream home in Summerside! This stunning 2,887 sq ft (above grade) custom-built gem offers 5 spacious bedrooms, including a main-floor bedroom & office—perfect for multi-generational living or working from home. The elegant main floor features formal living & family rooms, a bright dining area, and a chef's kitchen with generous prep space. Upstairs, retreat to a luxurious primary suite with a spa-inspired 5-piece ensuite, plus three more bedrooms, a versatile loft, and another full bath. Adding incredible value, this home also features a fully finished 2-bedroom basement with a separate side entrance—ideal for extended family, guests, or future rental potential. Enjoy the convenience of an oversized double garage, and over 2,887 sq ft of thoughtfully designed living space. Located on a quiet street close to parks, schools, and shopping. Move-in ready and perfect for your growing family—don't miss out!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445999  |
| Price     | \$820,000 |
| Bedrooms  | 7         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,887                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6724 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1L2        |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                           |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dryer, Fan-Ceiling, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                            |
| Stories           | 3                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Beach Access, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        2  
Zoning                    Zone 53

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