

## \$389,900 - 7108 16 Avenue, Edmonton

MLS® #E4451713

**\$389,900**

2 Bedroom, 3.50 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This charming 2-storey duplex in Summerside offers 2 bedrooms + bonus room, 3.5 baths & a double detached garage – ideal for first-time buyer, downsizer or investor. Step into a bright, open living space with hardwood floors, a cozy gas fireplace & a large eat-in kitchen with ample cabinets & tile flooring, plus a convenient half bath. Step outside to a fenced yard with deck, storage shed & garage. Upstairs you’ll find a spacious primary suite with walk-in closet & ensuite, a 2nd large bedroom, 4-pce bath & a versatile bonus room. Funky paint colors and a partially finished basement add character and flexibility, while a recently replaced roof provides peace of mind. Located in the heart of Summerside, you’ll enjoy year-round access to the exclusive Beach Club with its 32-acre lake, 10-acre park, and extensive trail system. A well-priced opportunity in a vibrant, amenity-rich community!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451713  |
| Price      | \$389,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,226         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7108 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H3        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Lake Privileges, Tennis Courts, Workshop |
| Parking Spaces | 2                                                                 |
| Parking        | 220 Volt Wiring, Double Garage Detached, Insulated                |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                               |
| Fireplaces        | Glass Door, Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                                          |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Beach Access, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Paved Lane, Picnic Area, Playground Nearby, |

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
|              | Private Fishing, Public Transportation, Schools, Shopping Nearby,<br>Private Park Access |
| Roof         | Asphalt Shingles                                                                         |
| Construction | Wood, Vinyl                                                                              |
| Foundation   | Concrete Perimeter                                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 26th, 2025 at 4:47am MDT