

## \$425,000 - 7904 12 Avenue, Edmonton

MLS® #E4446984

**\$425,000**

3 Bedroom, 3.00 Bathroom, 995 sqft

Single Family on 0.00 Acres

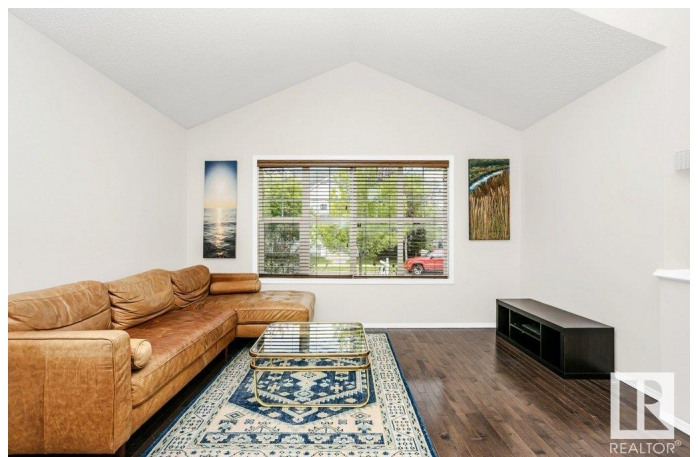
Summerside, Edmonton, AB

Opportunity awaits in the highly desirable community of Summerside! This spacious 4-level split offers 3 bedrooms and 3 full bathrooms, providing a functional layout with room for the whole family. The main floor features hardwood flooring and a bright living area with vaulted ceilings and plenty of natural light. The roomy kitchen includes stainless steel appliances, a gas stove, island and a pantry, offering a great foundation for your personal touches. Upstairs, you'll find a large primary suite with its own private ensuite, while the lower levels offer additional living space and flexibility. Enjoy year-round comfort with central air conditioning, a fenced yard with a deck, and the convenience of a double detached garage. Located close to parks, playgrounds, and everyday amenities—with access to Summerside's private beach and lake—this home is full of potential in a prime location.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446984  |
| Price      | \$425,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 995                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7904 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1E8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                         |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 18th, 2025 at 11:32am MDT