

## \$725,000 - 7616 10 Avenue, Edmonton

MLS® #E4437695

**\$725,000**

6 Bedroom, 4.00 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Executive Living with Private Beach Access Just Steps Away! This beautifully appointed 6-BEDROOM, 4-BATH home is tucked into a quiet CUL-DE-SAC with exclusive access to a private beach, clubhouse, and year-round recreation. The main floor boasts an open-concept layout with soaring ceilings, a gourmet kitchen with granite counters, modern cabinetry, and stainless steel appliances, plus a cozy living room with gas fireplace, spacious dining nook, DEN/OFFICE, and a 4-PC BATH. Upstairs offers 4 generously sized bedrooms, a large bonus room, and 2 full baths including a luxurious primary suite with walk-in closet and 5pc ensuite featuring a Jacuzzi tub. The FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE includes 2 additional rooms, a living area, second kitchen, 4pc bath, and second laundry. Added features include central A/C, central vacuum, newer water tank, MDF shelving, double-door entrance, and landscaped yard with deck. Close to parks, schools, shopping, and amenities with easy access to Anthony Henday.

Built in 2011

### Essential Information

MLS® # E4437695

Price \$725,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,536
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7616 10 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N6

### **Amenities**

Amenities	Air Conditioner, Deck, Lake Privileges, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Cul-De-Sac, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 5:47am MDT