

## \$480,000 - 6940 22 Avenue, Edmonton

MLS® #E4461793

**\$480,000**

3 Bedroom, 2.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Cute and Quaint in Summerside! This Fully Finished 2 Storey w/ 3 bedrooms & 2.5 bath is move-in ready! Front covered verandah is welcoming & perfect for enjoying all the seasons with your family. DAYTONA built home with functional floor plan is great for everyone! Open concept main floor living area offers spacious kitchen w/ stainless steel appliances, espresso cabinets w/ under cabinet lighting. Island is a great breakfast bar and gathering space. Great sized dining area is perfect for entertaining. Living room provides view of the fully fenced, landscaped back yard & deck w/ upgraded railing. Upper level of the home features NEWER CARPET (2019). Primary bedroom w/ large walk-in closet & ensuite w/ walk-in shower is an ideal space to retreat. 2 more ample sized bedrooms, one w/built-in bookshelf. UPGRADED INSULATION in attic (2024). Nest thermostat & doorbell camera to stay. Renovated Basement w/ wet bar, rec. room w/ SHOW STOPPER FIREPLACE is gorgeous! Steps away you can enjoy the beautiful park!

Built in 2011

### Essential Information

MLS® # E4461793

Price \$480,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,279                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6940 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0V4        |

### Amenities

|           |                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Bar, Club House, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Lake Privileges, Smart/Program. Thermostat, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Detached                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Mantel, Remote Control                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Beach Access, Boating, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 7                  |
| 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 October 17th, 2025 at 2:02am MDT