

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

## **\$474,900 - 7608 15 Avenue, Edmonton**

MLS® #E4458298

**\$474,900**

3 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

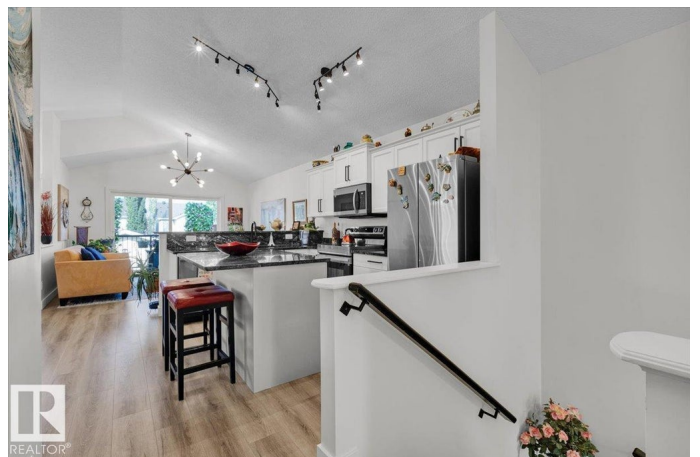
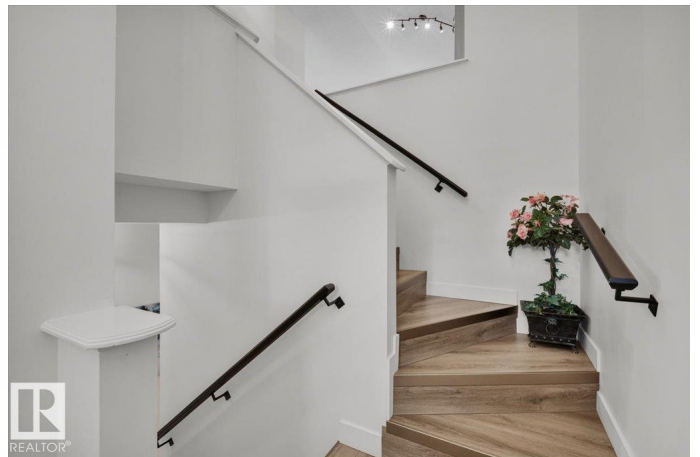
Visit REALTOR® website for additional information. IMMACULATE and FULLY RENOVATED 2+1 bedroom, 2 bath BILEVEL in Summerside offering over 1,800 sqft of developed living space. The bright main level features VAULTED CEILINGS, vinyl plank flooring, and a modern kitchen with quartz counters and island. The spacious primary suite includes deluxe flooring and dual closets. Numerous upgrades provide peace of mind, including CENTRAL AIR CONDITIONING, NEW FURNACE, ON-DEMAND HOT WATER, upgraded R50 INSULATION, SHINGLES, SUMP PUMP, TOILETS, and VANITIES. A NEW PERMITTED 8x12 DECK extends your living space outdoors, complemented by a detached double garage with new garage door opener. The FULLY DEVELOPED BASEMENT offers a large rec room with bar, third bedroom, 4 piece bath, laundry room, and abundant storage. MOVE-IN READY, this home blends quality renovations with modern style and comfort in the Summerside lake community.

Built in 2005

### **Essential Information**

MLS® # E4458298

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 945                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7608 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1M1        |

### **Amenities**

|           |                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Lake Privileges, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached, Rear Drive Access                                                                                                                  |

### **Interior**

|              |                                                                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                                                        |

### **Exterior**

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                      |
| Exterior Features | Airport Nearby, Back Lane, Beach Access, Boating, Fenced, Flat Site, Golf Nearby, Lake Access Property, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 53              |
| HOA Fees       | 430                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 3rd, 2025 at 6:47am MDT