

Courtesy Of Wendy Siddall Of Century 21 Masters

## \$435,000 - 6913 21a Avenue, Edmonton

MLS® #E4428087

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Lake Access in Summerside - charming duplex straight out of a storybook. Inside, stretch out across 1240+ SQFT featuring 3 bedrooms and 2.5 baths, all crafted in a clever floor plan. Kick off your shoes in the tiled entryway and step into the airy living room offering open concept viewing and a toasty gas fireplace. The eating bar separates the rest of the main floor from the spacious kitchen, which includes a dining area with ample room for a table. With plenty of cabinets, counters, and a pantry, itâ€™s a practical space for cooking. The kitchen and main floor are always bright and filled with natural sunlight, thanks to strategically placed windows. Head upstairs to find your trio of bedrooms, including the primary suite, complete with walk-in closet and a private 3pc ensuite fit for royalty. You'll find two additional bedrooms and a full bath for your family. Out back, a large deck awaits your BBQ parties. And don't forget your double garage! Large park a few doors down. Close to shopping and schools.

Built in 2013

### Essential Information

MLS® # E4428087

Price \$435,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,249         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6913 21a Avenue |
| Area        | Edmonton        |
| Subdivision | Summerside      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0T6         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Closet Organizers, Deck, Front Porch, Lake Privileges, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 53          |
| HOA Fees       | 450              |
| 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 April 4th, 2025 at 7:32pm MDT