

## \$415,000 - 2005 71 Street, Edmonton

MLS® #E4428809

**\$415,000**

2 Bedroom, 2.50 Bathroom, 1,236 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Don't sleep on the perfect Summerside home! This half duplex has everything you have been waiting for including a finished basement, double car garage(2023), brand new AC(2024), and a new hot water tank(2023). This kitchen has plenty of cabinet space, newer appliances, and an inviting island that brings the space together. The main floor layout is spacious and open, complete with a pantry and convenient half bath. Upstairs, the primary features a lovely, big window for lots of natural light, a 3-piece ensuite and a walk-in closet. Completing the upper floor is another bedroom, main bath, and a loft space for play, work, or potential for a third bedroom. The basement is finished with laundry, storage and a rec room. There is the perfect spot for a third bathroom with roughed-in plumbing ready for your vision. Summerside has all of the shopping you need close by, easy access to the Henday, QE2 and airport. Spend your days at Lake Summerside this year. There is nothing left to do here, but move in and enjoy!

Built in 2009

### Essential Information

MLS® # E4428809

Price \$415,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,236         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2005 71 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0K1        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            April 3rd, 2025

Days on Market      1

Zoning                 Zone 53

HOA Fees              443.71

HOA Fees Freq.      Annually

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Listing information last updated on April 4th, 2025 at 7:47pm MDT