

\$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	15
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 25th, 2025 at 1:17pm MDT