

\$379,900 - 7108 16 Avenue, Edmonton

MLS® #E4451713

\$379,900

2 Bedroom, 3.50 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This charming 2-storey duplex in Summerside offers 2 bedrooms + bonus room, 3.5 baths & a double detached garage — ideal for first-time buyer, downsizer or investor. Step into a bright, open living space with hardwood floors, a cozy gas fireplace & a large eat-in kitchen with ample cabinets & tile flooring, plus a convenient half bath. Step outside to a fenced yard with deck, storage shed & garage. Upstairs you'll find a spacious primary suite with walk-in closet & ensuite, a 2nd large bedroom, 4-pce bath & a versatile bonus room. Funky paint colors and a partially finished basement add character and flexibility, while a recently replaced roof provides peace of mind. Located in the heart of Summerside, you'll enjoy year-round access to the exclusive Beach Club with its 32-acre lake, 10-acre park, and extensive trail system. A well-priced opportunity in a vibrant, amenity-rich community!

Built in 2007

Essential Information

MLS® #	E4451713
Price	\$379,900
Bedrooms	2
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7108 16 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H3

Amenities

Amenities	On Street Parking, Deck, Lake Privileges, Tennis Courts, Workshop
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Paved Lane, Picnic Area, Playground Nearby,

Private Fishing, Public Transportation, Schools, Shopping Nearby,
Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	24
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on August 31st, 2025 at 3:47pm MDT