

## \$525,000 - 2324 71 Street, Edmonton

MLS® #E4452922

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your dream home in sought-after Summerside w/ exclusive lake access! This 1472.08 sf beauty + 715.51 sf of stylish, fully finished basement space blends comfort & elegance. Sunlight pours through expansive windows onto soaring 9' ceilings & a warm open layout. The gourmet chef's kitchen is crafted for culinary inspiration—boasts S/S appliances, countertop gas range, built-in microwave & oven, 2 pantries & a granite island for gathering. Retreat to the primary suite w/ custom closet organizers, or entertain in the basement complete w/ a bedroom, rec room, wet bar rough-in, bathroom, laundry & storage. Fully insulated, the basement feels cozy year-round. Central A/C keeps you cool all summer. Enjoy coffees on the front veranda & cocktails on the back deck. The oversized 20' x 24' garage ft. an 8' garage door, 9' walls, attic storage, panel (120/240 volt, 40 Amps) & gas heater. Close to schools, parks, shopping & year-round recreation.

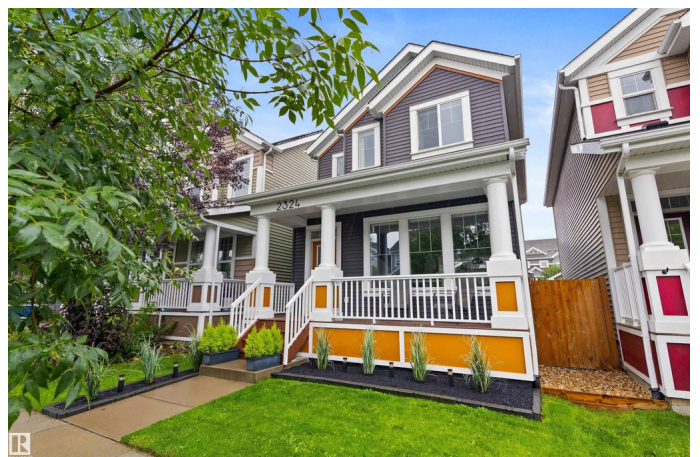
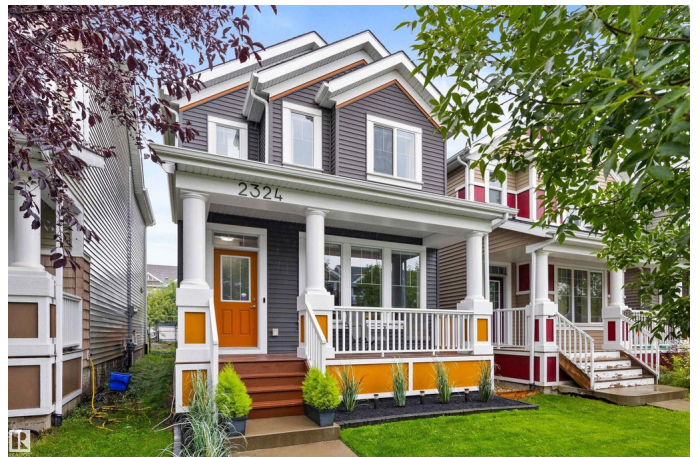
Built in 2015

### Essential Information

MLS® # E4452922

Price \$525,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2324 71 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Z1

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 14th, 2025

Zoning                      Zone 53

HOA Fees                  450

HOA Fees Freq.      Annually

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Listing information last updated on August 14th, 2025 at 7:17pm MDT