

## \$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.

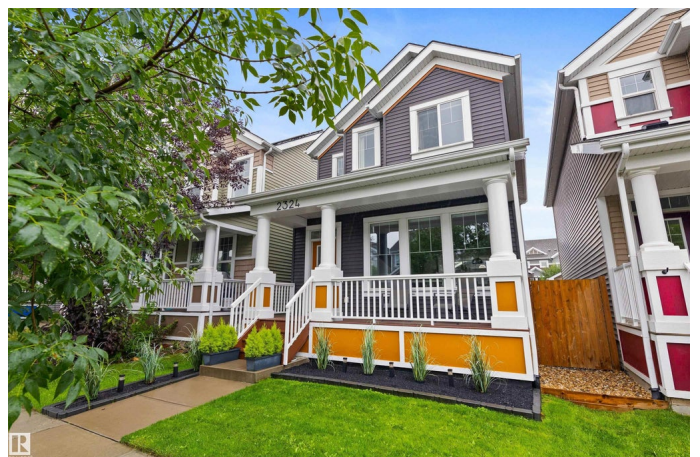
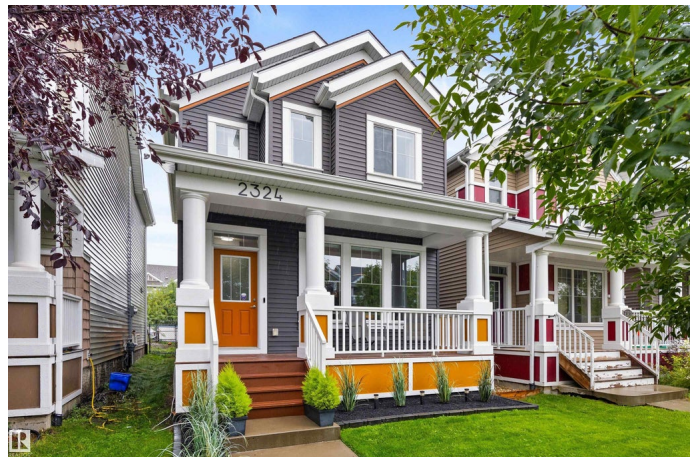
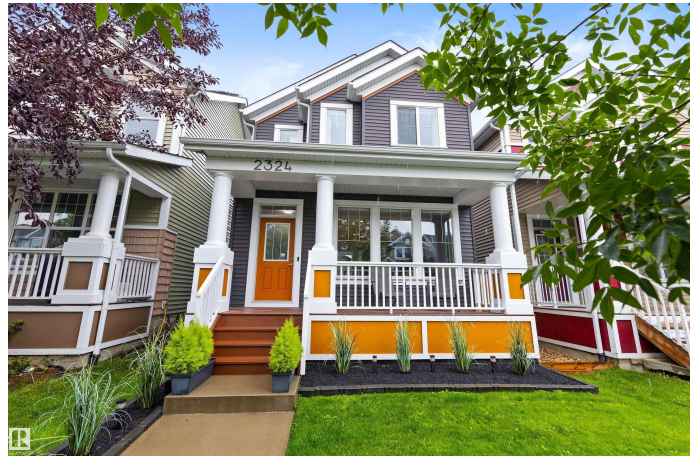
Built in 2015

### 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

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 August 21st, 2025 at 3:17am MDT