

Courtesy Of Damon P Enns Of RE/MAX Elite

## \$424,900 - 1907 71 Street, Edmonton

MLS® #E4432156

### \$424,900

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Bright & Beautiful 2-Storey Half Duplex in Summerside with Cedar Deck & Double Garage! Welcome to this inviting and well-cared-for half duplex nestled in the heart of the vibrant Summerside community. The main floor features a spacious living room and a convenient half bath, an open kitchen with abundant cabinetry, generous counter space, and a dining area that overlooks the beautifully crafted cedar deck—perfect for summer BBQs. Upstairs, you'll find a large primary suite complete with a walk-in closet and private 3 pc ensuite. Two more bright bedrooms and a full bathroom round out the upper level. The windows enhanced with Hunter Douglas blinds. The unfinished basement is a blank canvas ready for your vision—whether it's a cozy rec room, a fourth bedroom, or a home office. Outside, enjoy a fully fenced yard and the bonus of a double detached garage, offering secure parking and extra storage. Enjoy Summerside living, a 10 acre private access lake, great schools, transit and parks!

Built in 2007

### Essential Information

MLS® # E4432156

Price \$424,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,227         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1907 71 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0K2        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Club House, Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, See Remarks |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Lake Access Property, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Michael Strembitsky

### **Additional Information**

Date Listed            April 23rd, 2025

Days on Market      4

Zoning                Zone 53

HOA Fees             453.71

HOA Fees Freq.      Annually

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Listing information last updated on April 27th, 2025 at 9:47am MDT