

Courtesy Of Wendy Siddall Of Century 21 Masters

## \$435,000 - 6913 21a Avenue, Edmonton

MLS® #E4428087

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Lake Access in Summerside - charming duplex straight out of a storybook. Inside, stretch out across 1240+ SQFT featuring 3 bedrooms and 2.5 baths, all crafted in a clever floor plan. Kick off your shoes in the tiled entryway and step into the airy living room offering open concept viewing and a toasty gas fireplace. The eating bar separates the rest of the main floor from the spacious kitchen, which includes a dining area with ample room for a table. With plenty of cabinets, counters, and a pantry, itâ€™s a practical space for cooking. The kitchen and main floor are always bright and filled with natural sunlight, thanks to strategically placed windows. Head upstairs to find your trio of bedrooms, including the primary suite, complete with walk-in closet and a private 3pc ensuite fit for royalty. You'll find two additional bedrooms and a full bath for your family. Out back, a large deck awaits your BBQ parties. And don't forget your double garage! Large park a few doors down. Close to shopping and schools.

Built in 2013

### Essential Information

MLS® #	E4428087
Price	\$435,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6913 21a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0T6

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Deck, Front Porch, Lake Privileges, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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