

## \$725,000 - 7616 10 Avenue, Edmonton

MLS® #E4437695

**\$725,000**

6 Bedroom, 4.00 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Executive Living with Private Beach Access Just Steps Away! This beautifully appointed 6-BEDROOM, 4-BATH home is tucked into a quiet CUL-DE-SAC with exclusive access to a private beach, clubhouse, and year-round recreation. The main floor boasts an open-concept layout with soaring ceilings, a gourmet kitchen with granite counters, modern cabinetry, and stainless steel appliances, plus a cozy living room with gas fireplace, spacious dining nook, DEN/OFFICE, and a 4-PC BATH. Upstairs offers 4 generously sized bedrooms, a large bonus room, and 2 full baths including a luxurious primary suite with walk-in closet and 5pc ensuite featuring a Jacuzzi tub. The FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE includes 2 additional rooms, a living area, second kitchen, 4pc bath, and second laundry. Added features include central A/C, central vacuum, newer water tank, MDF shelving, double-door entrance, and landscaped yard with deck. Close to parks, schools, shopping, and amenities with easy access to Anthony Henday.

Built in 2011

### Essential Information

MLS® # E4437695

Price \$725,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,536
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7616 10 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N6

### **Amenities**

Amenities	Air Conditioner, Deck, Lake Privileges, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Cul-De-Sac, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	10
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on May 30th, 2025 at 9:32pm MDT