

## **\$483,800 - 7903 12 Avenue, Edmonton**

MLS® #E4439760

**\$483,800**

3 Bedroom, 3.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

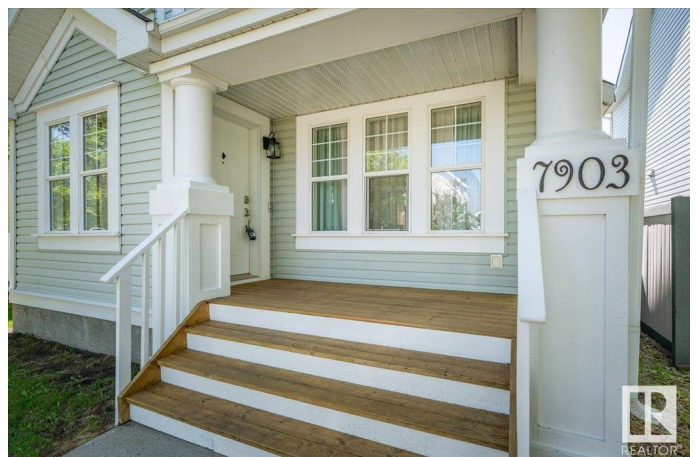
Freshly painted two storey home built by Jayman situated on a QUIET street. This home has access to Summerside Beach Club with lake privileges which include, swimming, boating, basketball, hockey & skating in winter plus other recreational facilities. Large deck overlooks the SOUTH facing backyard. Black walnut hardwood floors on the main floor, gas fireplace in great room, spacious, sunny kitchen with breakfast nook & stainless steel appliances & two piece guest bathroom. Three bedrooms upstairs, primary bedroom has a three piece ensuite with oversize shower & large walk-in closet. The other two bedrooms share the four piece family bath. One of the bedrooms is currently used as an office. The basement is fully developed with a den, recreation room which is prewired for surround sound, 3 pce bath, laundry area & plenty of storage. Double detached garage. Special features are the central A/C, high efficiency furnace & UV light. This lovely home is in move-in condition and perfect for a young family.

Built in 2003

### **Essential Information**

MLS® # E4439760

Price \$483,800



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,434
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7903 12 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Lake Privileges, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Boating, Fenced, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	453.02
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 June 4th, 2025 at 2:19pm MDT