

\$479,900 - 7952 13 Avenue, Edmonton

MLS® #E4463219

\$479,900

3 Bedroom, 3.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Tucked away on a quiet crescent in desirable Summerside, this beautifully updated home offers a bright, open floor plan designed for modern family living. The main floor features a spacious living room with a striking feature fireplace wall, a generous dining area, and an updated kitchen highlighted by fresh paint, new lighting, and a stylish modern powder room. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The finished basement extends the living space with a large recreation room and a full bathroom, perfect for relaxing or hosting guests. Outside, a sunny deck and double detached garage provide plenty of room for entertaining and storage. Enjoy all the perks of Summerside's private lake community with exclusive access to swimming, boating, fishing, skating, and year-round recreation. A perfect opportunity to enjoy comfort, space, and lifestyle in one of Edmonton's most loved neighbourhoods.

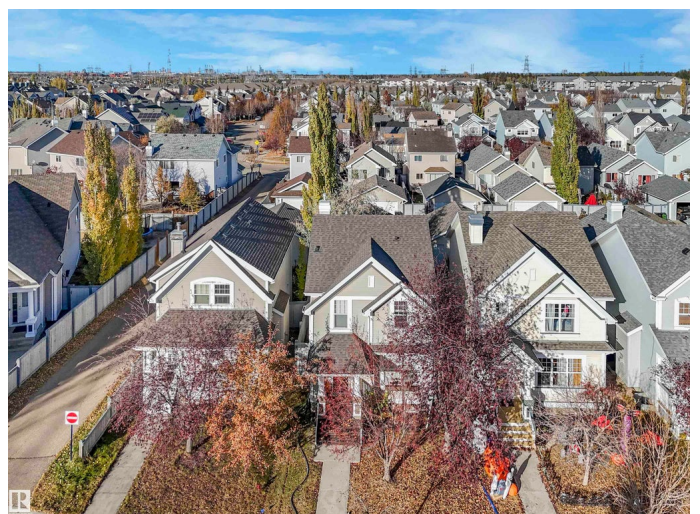
Built in 2004

Essential Information

MLS® # E4463219

Price \$479,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7952 13 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H4

Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Lake Access Property, Playground

Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

Additional Information

Date Listed	October 23rd, 2025
Days on Market	7
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 October 30th, 2025 at 2:18pm MDT