

Courtesy Of Kendra N Chisholm Of CIR Realty

## **\$459,900 - 2324 67a Street, Edmonton**

MLS® #E4433772

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

**LAKE ACCESS | OPEN CONCEPT LIVING | CORNER LOT WITH LARGE YARD.** Step into this beautifully maintained half duplex that blends style, functionality, & comfort. The open-concept main floor features spacious living & dining areas that flow seamlessly into the gourmet kitchen—complete with a center island with breakfast bar, granite countertops, rich dark cabinetry, stainless steel appliances, a corner pantry, & a perfect nook for your coffee bar. Upstairs, youâ€™™ll find a bright family room, a full bathroom, & three expansive bedrooms, including a stylish primary suite. Enjoy the convenience of upper floor laundry & stay comfortable year-round with central A/C. Outside, this home sits on a corner lot with a massive yard & a large composite deck—perfect for outdoor entertaining. Located in the desirable community of Summerside, youâ€™™ll enjoy private lake access to a 32 acre freshwater lake with a private beach club for swimming, kayaking or paddleboarding, tennis courts, parks, & excellent nearby schools.

Built in 2015

### **Essential Information**

MLS® # E4433772

Price \$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

### Community Information

Address	2324 67a Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2A9

### Amenities

Amenities	Air Conditioner, Deck, Lake Privileges
Parking Spaces	1
Parking	Front Drive Access, Insulated, Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Lake Access Property, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	M. Strembitsky / Div Mercy
Middle	M. Strembitsky / M. Mireau
High	J. Percy Page

### Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on May 3rd, 2025 at 2:17am MDT