

## \$649,900 - 7618 20a Avenue, Edmonton

MLS® #E4460394

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

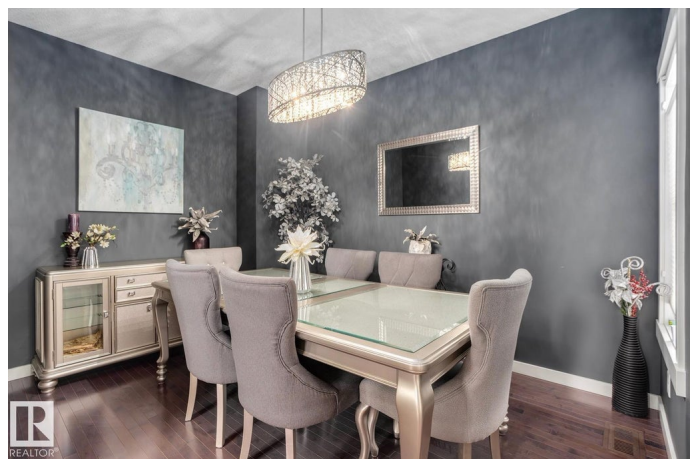
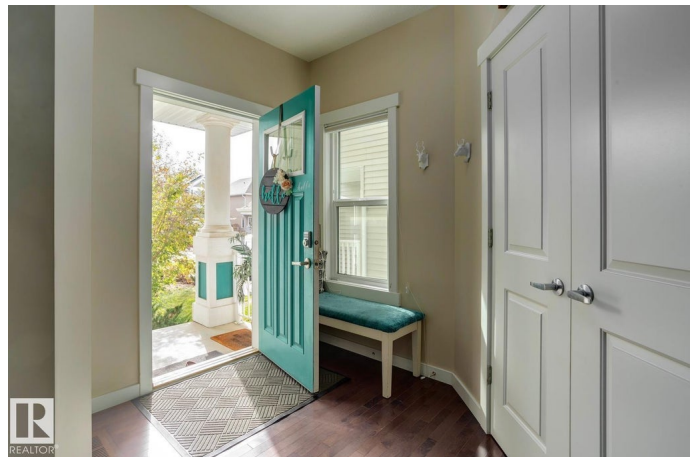
Do you dream of the kids walking to school? This SUMMERSIDE GEM offers over 2200 sq ft of inviting space with 3 bedrooms and 3 bathrooms. The MODERN OPEN KITCHEN and living room are perfect for family gatherings—just imagine hosting Thanksgiving here! A cozy fireplace adds warmth and charm, while upstairs an impressive bonus room gives space for games, movies, or family fun. The bedrooms are BRIGHT and SPACIOUS. The primary suite offers comfort, privacy, its own 5 piece EN SUITE and an enormous walk-in closet. The basement is a blank slate, ready for your ideas. Step outside to a gorgeous yard with a MASSIVE deck made for summer BBQs, entertaining, and play. An oversized double garage provides room for vehicles, storage, or hobbies. SUMMERSIDE is more than a home—it's a lifestyle, with an exclusive Beach Club where you can swim, kayak, skate, and enjoy year-round fun. Plus, you're minutes from Calgary Trail, the Henday, shopping, dining, and all the conveniences that make life easy.

Built in 2015

### Essential Information

MLS® # E4460394

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,205                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7618 20a Avenue |
| Area        | Edmonton        |
| Subdivision | Summerside      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0L6         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached, Over Sized     |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 15th, 2025 at 9:47am MDT