



## 7209 22 Avenue Edmonton AB

\$370,000

Affordable beginnings start here in Lake Summerside in this half duplex with a front porch for relaxing on warm evenings. This plan has great flexibility with 2 bedrooms upstairs + a loft/den which could be converted to a 3rd bedroom if needed. Unspoiled basement is great for future development to suit your needs. Fenced backyard with sunny BBQ deck & concrete parking pad for 2 cars. Open floor plan is open front to back allowing lots of sunlight to shine into your life! Cozy livingroom is warmed by gas fireplace. Spacious kitchen with expandable eating area with bow window, maple cabinets, tons of counter space & tile flooring. Primary bedroom is king sized with a perfect nook for a window seat + features walk in closet & full ensuite bathroom. Central air cools your summer nights & the lake beckons for swimming, sandy beach, tennis, beach volleyball, fishing & boating. Walking trails, schools, shopping & easy access to Anthony Henday & the airport. Possession very flexible.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

rhonda@trendsinhomes.com  
<http://www.trendsinhomes.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)