

## **\$450,000 - 7327 24 Avenue, Edmonton**

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MLS® #E4430954

**\$450,000**

4 Bedroom, 3.50 Bathroom, 1,717 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Diamond in the Rough!!! The Cadenza, a popular duplex home built by Brookfield Residential features a large kitchen, dining area, and living room with large windows allowing for natural light throughout the home. The second level opens up into a spacious flex room. Just off the flex room is your second floor laundry, main bathroom and 3 bedrooms including a spacious Primary bedroom suite located over the garage that has spacious 9'™ ceilings. The basement is completed with a self contained bachelor pad with its own ensuite. The property requires some TLC .... must see to appreciate....



Built in 2014

### **Essential Information**

MLS® #	E4430954
Price	\$450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,717
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex

Style	2 Storey
Status	Active

### Community Information

Address	7327 24 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V5

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 15th, 2025
Days on Market	56
Zoning	Zone 53

HOA Fees                    360

HOA Fees Freq.      Annually

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