

## \$415,000 - 2005 71 Street, Edmonton

MLS® #E4428809

**\$415,000**

2 Bedroom, 2.50 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Don't sleep on the perfect Summerside home! This half duplex has everything you have been waiting for including a finished basement, double car garage(2023), brand new AC(2024), and a new hot water tank(2023). This kitchen has plenty of cabinet space, newer appliances, and an inviting island that brings the space together. The main floor layout is spacious and open, complete with a pantry and convenient half bath. Upstairs, the primary features a lovely, big window for lots of natural light, a 3-piece ensuite and a walk-in closet. Completing the upper floor is another bedroom, main bath, and a loft space for play, work, or potential for a third bedroom. The basement is finished with laundry, storage and a rec room. There is the perfect spot for a third bathroom with roughed-in plumbing ready for your vision. Summerside has all of the shopping you need close by, easy access to the Henday, QE2 and airport. Spend your days at Lake Summerside this year. There is nothing left to do here, but move in and enjoy!

Built in 2009

### Essential Information

MLS® # E4428809

Price \$415,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2005 71 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **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
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning Zone 53

HOA Fees 443.71

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 April 4th, 2025 at 11:02pm MDT