

## \$725,000 - 7616 10 Avenue, Edmonton

MLS® #E4437695

**\$725,000**

6 Bedroom, 4.00 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Executive Living with Private Beach Access Just Steps Away! This beautifully appointed 6-BEDROOM, 4-BATH home is tucked into a quiet CUL-DE-SAC with exclusive access to a private beach, clubhouse, and year-round recreation. The main floor boasts an open-concept layout with soaring ceilings, a gourmet kitchen with granite counters, modern cabinetry, and stainless steel appliances, plus a cozy living room with gas fireplace, spacious dining nook, DEN/OFFICE, and a 4-PC BATH. Upstairs offers 4 generously sized bedrooms, a large bonus room, and 2 full baths including a luxurious primary suite with walk-in closet and 5pc ensuite featuring a Jacuzzi tub. The FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE includes 2 additional rooms, a living area, second kitchen, 4pc bath, and second laundry. Added features include central A/C, central vacuum, newer water tank, MDF shelving, double-door entrance, and landscaped yard with deck. Close to parks, schools, shopping, and amenities with easy access to Anthony Henday.

Built in 2011

### Essential Information

MLS® # E4437695

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,536                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7616 10 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0N6        |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Lake Privileges, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                |
| Exterior Features | Airport Nearby, Beach Access, Cul-De-Sac, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                           |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 53        |
| HOA Fees       | 453.02         |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 23rd, 2025 at 7:47pm MDT