

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

---

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	81
Zoning	Zone 53

HOA Fees 360

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 July 5th, 2025 at 12:02am MDT