

## **\$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 16  
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 May 1st, 2025 at 2:02am MDT