

## \$489,900 - 6706 24 Avenue, Edmonton

MLS® #E4464231

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome home to this beautifully finished half duplex perfectly located in the highly sought-after community of Summerside! This home offers the ideal blend of comfort, style, and space – plus a massive backyard oasis that’s perfect for relaxing or entertaining all summer long. Step inside to an inviting open-concept main floor featuring a modern kitchen with rich dark cabinetry, stainless steel appliances, and a massive island that’s perfect for hosting family and friends. The bright and spacious living room is centered around a cozy mantel fireplace, creating the perfect spot for movie nights or quiet evenings at home. A convenient 2-piece bath completes the main level. Upstairs, you’ll find three generous bedrooms, including a comfortable primary suite, plus a bonus room that’s ideal for a home office, playroom, or additional lounge area. The fully finished basement offers even more living space with a large family room. Outside, your backyard oasis awaits! Don’t miss this incredible opportunity.

Built in 2015

### Essential Information

MLS® # E4464231

Price \$489,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,781         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6706 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2A9        |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                  |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                              |
| Fireplaces   | Glass Door                                                                                                             |
| Stories      | 3                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 53            |
| HOA Fees       | 350                |
| 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 November 3rd, 2025 at 3:48pm MST