

## \$524,900 - 7728 7a Avenue, Edmonton

MLS® #E4445097

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this stunning 2-storey home, tucked into a quite cul-de-sac in ELLERSLIE. This stunning fully finished home has over 2100 SQFT living space. The open concept main floor features a large living room, spacious kitchen , dining area and a half bath. The upper floor has a huge bonus room with gas fireplace, spacious primary bedroom with walk in closet and 4pc ensuite, two other bedrooms and a full bath. The basement is fully finished with a large rec area and a flex space that can easily be converted to a bedroom. Recent updates include SHINGLES (2023)HWT (2024 ) PAINT (2025) . The meticulously maintained huge backyard with a large deck and HOT TUB for summer BBQ and gatherings. The HEATED GARAGE is another convenient feature. This home is conveniently located near essential amenities, including playground, parks, schools, shopping and the Anthony Henday. This is a fantastic family home in a great location!



Built in 2006

### Essential Information

MLS® #	E4445097
Price	\$524,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7728 7a Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A2

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie Campus School
Middle	Michael Strembitsky School
High	J. Percy Page High School

### Additional Information

Date Listed	June 30th, 2025
Days on Market	1
Zoning	Zone 53



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