

## \$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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Listing information last updated on July 1st, 2025 at 2:02am MDT