

## **\$475,000 - 1518 76 Street, Edmonton**

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MLS® #E4440485

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the cutest house in Lake Summerside! This 1592 sq ft 4 bed, 3.5 bath home is cute as a button with beautiful curb appeal featuring a full width veranda - perfect for morning coffee or evening cocktails. Main floor boasts WEST exposure bringing in amazing natural light into the OPEN CONCEPT kitchen with recently upgraded stainless steel appliances. Generous size living room with beautiful fireplace, dining nook and functional half bath complete the main floor. Upstairs there are 2 bedrooms and a shared bathroom, as well as a primary suite with walk in closet and a large ensuite bathroom! Basement is FINISHED with bed, bath and rumpus room with wet bar! LAKE SUMMERSIDE ACCESS means swimming/kayaking/paddle boarding all summer and skating all winter! Stay cool all summer with CENTRAL AIR! Park 2 cars in the double detached garage with attic storage (drop down ladder access). New shingles 2024, new washer dryer 2024, hot water tank 2018 - This home is PERFECT



Built in 2006

### **Essential Information**

MLS® # E4440485

Price \$475,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1518 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M3

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Front Porch, Lake Privileges, No Animal Home, No Smoking Home, Recreation Room/Centre, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Micheal Strembitsky
Middle	Michael Strembitsky
High	J Percy Page

### Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 53
HOA Fees	443.36
HOA Fees Freq.	Annually

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