

## \$415,000 - 1215 76 Street, Edmonton

MLS® #E4433360

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

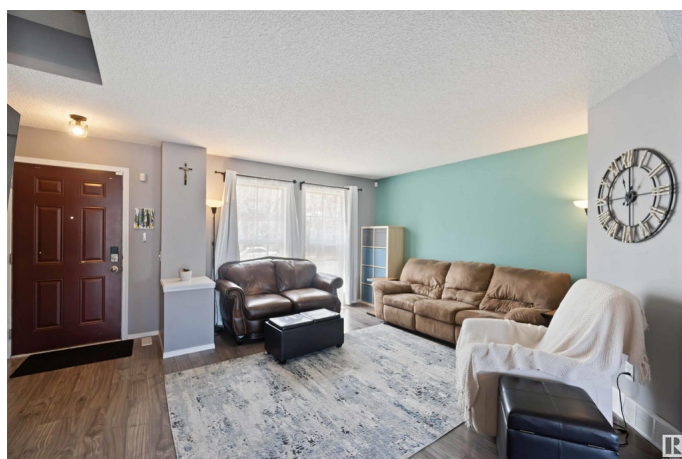
Summerside, Edmonton, AB

Haven't you always wanted to live in SUMMERSIDE? Now is your chance to own an affordable half duplex situated on a quiet street, with 3+1 bedrooms 2 baths and a fully finished basement. Recent work done include new fence 2024, garage shingles & vapor barrier/insulation 2022, dishwasher 2022, Detached double garage accessed via the back lane, and fully fenced yard w/ raised deck for your enjoyment. This home is ready for your family! Lake privileges included, that allow you to enjoy the beach, tennis, basketball, and a kids park in the summer, or skating & ice fishing in the winter. Come and see why everyone loves Lake Summerside.

Built in 2005

### Essential Information

MLS® #	E4433360
Price	\$415,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	2005
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1215 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M9

### Amenities

Amenities	Deck, Detectors Smoke, Lake Privileges
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	11
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on May 11th, 2025 at 4:32am MDT