

# \$399,999 - 1215 76 Street, Edmonton

MLS® #E4433360

**\$399,999**

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	\$399,999
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	29
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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