

## \$490,000 - 1527 76 Street, Edmonton

MLS® #E4430561

**\$490,000**

4 Bedroom, 3.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this warm and inviting home in the sought-after community of Summerside, where you'll enjoy access to all the amenities—including lake privileges, parks, schools, and walking trails. Step onto the welcoming front porch and into a bright, open-concept main floor featuring a cozy gas fireplace and plenty of space for everyday living or entertaining. The layout flows nicely, making the home feel open yet comfortable. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a great primary suite. The fully finished basement adds even more flexibility with a fourth bedroom, another full bathroom, a utility room, and a second fireplace (electric)—perfect for a rec room, guest space, or home office. Outside, the fenced backyard offers privacy and space to relax or play. The double detached garage includes a rare and unique loft—ideal for extra storage or seasonal items. This home truly checks all the boxes—style, space, and location.

Built in 2006

### Essential Information

MLS® # E4430561

Price \$490,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1527 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M3

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, Lake Privileges, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached, Insulated, Rear Drive Access, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Tile Surround, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Asphalt, Vinyl
Exterior Features	Back Lane, Beach Access, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Asphalt, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
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### Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually

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