

## \$509,000 - 2303 76 Street, Edmonton

MLS® #E4432621

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Two storey built-in 2013 in the family friendly community of SUMMERSIDE w/ lake amenity access. House has no carpet with LVP (luxury vinyl plank upgrade upstairs and downstairs and HW & tile on the main floor) perfect for those who have allergy sensitivities. Main floor has 9' ceilings, open floor plan with an office at the front & a sunken living room at the back. Upstairs has 3 bedrooms w/ 4 piece bathroom + primary bdrm w/ a 3 piece ensuite & walk-in closet. Downstairs is professionally finished with permit ~ w/ family room, 4th bedroom and 4 piece bathroom & ambient pot lighting. Garage is 20x24 with pad. Other info: Fridge replaced 2024, HWT 2023, & central air conditioning.

Built in 2013

### Essential Information

MLS® #	E4432621
Price	\$509,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2013



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2303 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	13

Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually

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