

## \$425,000 - 2044 74 Street, Edmonton

MLS® #E4453975

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Every weekend is a Staycation in Lake Summerside with the community's exclusive beach club and swimmable lake! Visit the REALTOR®'s website for more details. This 2-Storey is big enough for upstairs laundry, generously sized bedrooms, & a primary bedroom with ensuite. The open-concept main floor is made bright by extra windows that only come with properties on outside corners, plus a fireplace to keep you cozy this winter. The upgraded kitchen features quartz countertops, crowned cabinets with ample storage space & the main floor bath is tucked away from the kitchen. The curb appeal is charming plus there's a rear entertainment space on the deck & a good sized side yard that is fully fenced. The double garage is both heated & insulated with husky cabinets & epoxy flooring. With a recent refresh that includes paint & brand new carpet this property is move-in-ready! If your family is ready for the next level in the neighbourhood with the swimmable lake, then this home might be your home.

Built in 2011

### Essential Information

MLS® # E4453975

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2044 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V7

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Lake Privileges
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	5
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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