

## **\$394,000 - 1524 75 Street, Edmonton**

MLS® #E4438553

**\$394,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

**AFFORDABLE..STAYCATION HOME!** Enjoy year round living with access to a **PRIVATE** recreational facility including a **SANDY BEACH**, swimming, canoeing, paddle boats, tennis courts & skating. This beauty boasts 3 bedrooms, 2.5 baths, a huge fully fenced yard & lots of windows for natural light. The main floor is open concept with a sit up bar! The kitchen has lots of cupboards & counter space. Lots of room for family gatherings. The living room is bright & open with a cozy gas fireplace for chilly nights & watching movies. A two piece bath finishes this level. Upstairs the primary suite is a great size with lots of room for the 'King size bed'. A 3 piece ensuite & walk in closet make this a great space to unwind. Bedroom #2 & #3 are good sizes with large closets. A 4 piece bath completes this level. The basement is unspoiled. The yard is huge with so much space for the kids & your 4 legged friends. Enjoy year round entertainment without leaving home. Don't miss this opportunity to own in "desired" Summerside.

Built in 2006

### **Essential Information**

MLS® # E4438553

Price \$394,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1524 75 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

### **Amenities**

Amenities	Club House, No Smoking Home, Vinyl Windows
Parking	Rear Drive Access, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Beach Access, Fenced, Fruit Trees/Shrubs,

Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	23
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 11:47pm MDT