

# \$424,000 - 1215 76 Street, Edmonton

MLS® #E4433360

**\$424,000**

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 this wonderfully affordable half duplex situated on a quiet street, with 3+1 bedrooms 2 baths and a fully finished basement. 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	\$424,000
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  
Zoning                      Zone 53  
HOA Fees                  453.02  
HOA Fees Freq.          Annually

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Listing information last updated on April 30th, 2025 at 8:02pm MDT