

## \$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 |
|------------|----------------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 53          |
| HOA Fees       | 443.71           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT