

## **\$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 | 22             |
| 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 1:17pm MDT