

## \$482,500 - 2317 76 Street, Edmonton

MLS® #E4454111

### \$482,500

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to 2317 76 St SW, a move-in ready half duplex, tucked away on a quiet street in the desirable community of Summerside. Set on a generous pie-shaped lot beside a laneway, this home offers extra privacy with only one direct neighbor. The main floor boasts an open-concept layout with a stylish kitchen featuring a quartz island, flowing into bright living and dining spaces, perfect for hosting or relaxing. A 2-piece powder room and access to a large backyard patio complete the main level. Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite. A central bonus area separates two additional bedrooms, a full bath, and a conveniently located laundry room. The unfinished basement provides endless options for future development. Located close to schools, parks, shopping, and all the private lake amenities Summerside is known for. Ideal for growing families, first-time buyers, or anyone seeking a turnkey home with space and style.

Built in 2013

### Essential Information

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Price \$482,500

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,631         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2317 76 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1S6        |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                       |
| Parking        | Single Garage Attached                                                  |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stone, Vinyl                                              |
| Foundation        | Concrete Perimeter                                              |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
| Middle     | Michael Strembitsky School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 23rd, 2025 at 9:31am MDT