

## \$509,000 - 2303 76 Street, Edmonton

MLS® #E4432621

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Two storey built-in 2013 in the family friendly community of SUMMERSIDE w/ lake amenity access. House has no carpet with LVP (luxury vinyl plank upgrade upstairs and downstairs and HW & tile on the main floor) perfect for those who have allergy sensitivities. Main floor has 9' ceilings, open floor plan with an office at the front & a sunken living room at the back. Upstairs has 3 bedrooms w/ 4 piece bathroom + primary bdrm w/ a 3 piece ensuite & walk-in closet. Downstairs is professionally finished with permit ~ w/ family room, 4th bedroom and 4 piece bathroom & ambient pot lighting. Garage is 20x24 with pad. Other info: Fridge replaced 2024, HWT 2023, & central air conditioning.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432621  |
| Price          | \$509,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,604     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2303 76 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1S6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 22               |

|                |          |
|----------------|----------|
| Zoning         | Zone 53  |
| HOA Fees       | 466.61   |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 16th, 2025 at 12:17am MDT