

## \$479,900 - 1527 76 Street, Edmonton

MLS® #E4441257

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

THE BEACH, THE BEACH, THE BEACH.

Welcome to LAKE SUMMERSIDE, and

welcome to one of the most desirable

neighborhoods in all of Edmonton

SUMMERSIDE. The prestigious community of

Summerside gives you the opportunity to live

in one of the only communities in Edmonton

that gives you LAKE ACCESS to the beautiful

SUMMERSIDE LAKE. This 4 BEDROOM & 4

BATHROOM Jayman built home has lots of

room for the family. Contemporary open floor

plan features an island kitchen open to a great

room with gas fireplace. Basement is nicely

finished with a 4th bedroom, full bath and

family room with fireplace. Spacious master

bedroom features a full ensuite and walk-in

closet. High efficiency furnace with central

A/C. Fully landscaped yard with large deck

and double detached garage. There is only

one other thing left to say, WELCOME HOME!

Built in 2006

### Essential Information

MLS® # E4441257

Price \$479,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1



Square Footage	1,411
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, Lake Privileges, No Smoking Home, Patio
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
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually

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