

## \$385,000 - 1506 75 Street, Edmonton

MLS® #E4445675

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Beautifully Maintained Half Duplex in the Sought-After Lake Community of SUMMERSIDE. Step into a bright & spacious living room featuring durable laminate flooring & large windows letting in plenty of natural light. The adjacent dining area flows seamlessly into a well-equipped kitchen, complete with wood cabinetry, ample counter space, & a pantry for added storage. A convenient 2pc powder room is located off the foyer, which also offers direct access to the rear yard. Upstairs, you'll find **\*\*DOUBLE PRIMARY BEDROOMS\*\*** each with its own 4pc ensuite & walk-in closet. The basement holds the laundry area & is ready to be customized to suits your needs. The backyard includes a patio—perfect for summer BBQs, garden bed, & a concrete parking pad. Walking distance to schools, parks, & **\*\*EXCLUSIVE BEACH CLUB at SUMMERSIDE\*\*** with swimming, paddleboarding, fishing, tennis, beach volleyball, drop in events, & more! This move-in ready home is perfect for those seeking recreation, convenience, & community!

Built in 2006

### Essential Information

MLS® #

E4445675



|                |               |
|----------------|---------------|
| Price          | \$385,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1506 75 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0E1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Lake Privileges, Patio, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Boating, Fenced, Flat Site, Lake Access Property, |

|              |  |
|--------------|--|
|              | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl  |
| Foundation   | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 53        |
| HOA Fees       | 453.02         |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 6th, 2025 at 2:33pm MDT