

\$420,000 - 1216 76 Street, Edmonton

MLS® #E4446493

\$420,000

3 Bedroom, 3.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This is the perfect time to move to Lake Summerside. Enjoy a private lake with sandy beach, club house, planned activities, tennis & basketball courts. This lovely duplex home features an open floor plan. The moment you step in, you're greeted by a spacious living room with a gas fireplace overlooking an island kitchen. Plenty of cabinets and a convenient pantry. The dining room is flooded with light from patio doors which lead to a large deck with a gas line for your barbecue. The second floor has a huge master bedroom with full ensuite and walk-in closet; another good sized bedroom, a lovely loft or home office, and a second full bathroom. And if you need more space, the basement is fully finished. It has a media room, laundry area, and a third bedroom with a 4 piece bathroom. Outside is a low maintenance yard and an newer insulated, drywalled, LED lit, 2 car garage. Situated on a tree lined street with easy access to restaurants, shopping, groceries and the Henday. It's move in ready. Are you ready?

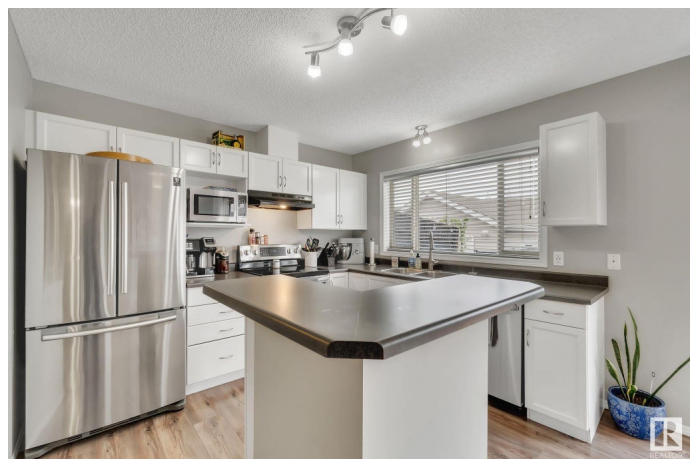
Built in 2005

Essential Information

MLS® # E4446493

Price \$420,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1216 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M9

Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Detached, Insulated, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus
Middle	Ellerslie Campus
High	Elder Francis Whiskeyjack

Additional Information

Date Listed	July 8th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Monthly

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 July 9th, 2025 at 2:18pm MDT