

\$425,000 - 2044 74 Street, Edmonton

MLS® #E4453975

\$425,000

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Every weekend is a Staycation in Lake Summerside with the community's exclusive beach club and swimmable lake! Visit the REALTOR®'s website for more details. This 2-Storey is big enough for upstairs laundry, generously sized bedrooms, & a primary bedroom with ensuite. The open-concept main floor is made bright by extra windows that only come with properties on outside corners, plus a fireplace to keep you cozy this winter. The upgraded kitchen features quartz countertops, crowned cabinets with ample storage space & the main floor bath is tucked away from the kitchen. The curb appeal is charming plus there's a rear entertainment space on the deck & a good sized side yard that is fully fenced. The double garage is both heated & insulated with husky cabinets & epoxy flooring. With a recent refresh that includes paint & brand new carpet this property is move-in-ready! If your family is ready for the next level in the neighbourhood with the swimmable lake, then this home might be your home.

Built in 2011

Essential Information

MLS® # E4453975

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2044 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V7

Amenities

Amenities	Air Conditioner, Deck, Front Porch, Lake Privileges
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

Additional Information

Date Listed	August 21st, 2025
Days on Market	5
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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 August 26th, 2025 at 11:03am MDT