

## \$485,000 - 2317 76 Street, Edmonton

MLS® #E4434387

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to 2317 76 St SW, a beautifully maintained half duplex in the highly sought-after community of Summerside. Situated beside a lane way on a generous pie-shaped lot, this home offers added privacy with only one direct neighbour. The open-concept main floor features a spacious kitchen with a large quartz island, seamlessly flowing into the living and dining areas—perfect for entertaining. A powder room and access to the sizable backyard patio complete the main level. Upstairs, the primary bedroom overlooks the tranquil yard and includes a walk-in closet and 4-piece ensuite. A central bonus room connects two additional bedrooms, a shared 4-piece bath, and a convenient laundry room. The basement is unfinished, offering potential for future development. Enjoy the quiet street, close proximity to parks, school, and shopping, and all the amenities Summerside has to offer. Ideal for families or anyone looking for comfort, space, and location in one package.

Built in 2013

### Essential Information

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Price \$485,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2317 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	75
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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