

## **\$394,000 - 1524 75 Street, Edmonton**

MLS® #E4438553

**\$394,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

**AFFORDABLE..STAYCATION HOME!** Enjoy year round living with access to a **PRIVATE** recreational facility including a **SANDY BEACH**, swimming, canoeing, paddle boats, tennis courts & skating. This beauty boasts 3 bedrooms, 2.5 baths, a huge fully fenced yard & lots of windows for natural light. The main floor is open concept with a sit up bar! The kitchen has lots of cupboards & counter space. Lots of room for family gatherings. The living room is bright & open with a cozy gas fireplace for chilly nights & watching movies. A two piece bath finishes this level. Upstairs the primary suite is a great size with lots of room for the 'King size bed'. A 3 piece ensuite & walk in closet make this a great space to unwind. Bedroom #2 & #3 are good sizes with large closets. A 4 piece bath completes this level. The basement is unspoiled. The yard is huge with so much space for the kids & your 4 legged friends. Enjoy year round entertainment without leaving home. Don't miss this opportunity to own in "desired" Summerside.

Built in 2006

### **Essential Information**

MLS® # E4438553

Price \$394,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1524 75 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

### Amenities

Amenities	Club House, No Smoking Home, Vinyl Windows
Parking	Rear Drive Access, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Beach Access, Fenced, Fruit Trees/Shrubs,

Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	11
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually

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