

\$495,900 - 2227 74 Street, Edmonton

MLS® #E4440985

\$495,900

3 Bedroom, 2.50 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

****SUMMERSIDE**FIRST TIME HOME
BUYERS**AND**INVESTORS**

ALERT**Exclusive lake access and access to premium community amenities. The main level welcomes you with an open-concept design flooded with natural light and complemented by elegant hardwood flooring throughout. At the heart of the home is a spacious and modern kitchen, equipped with stainless steel appliances, a built-in coffee bar with a wine rack, and a central island—ideal for both everyday living and entertaining. Flexible living and dining areas allow you to tailor the space to your personal style and needs. Upstairs, the primary suite provides a private retreat with a walk-in closet and ensuite bath. Two additional bedrooms, a second full bathroom, and convenient upper-level laundry complete the upper floor, all enhanced by newly upgraded flooring. Located close to top-tier shopping, dining, and recreational options, and within a family-friendly neighborhood that includes parks, walking trails, and schools.

Built in 2015

Essential Information

MLS® # E4440985

Price \$495,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,687 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2227 74 Street |
| Area | Edmonton |
| Subdivision | Summerside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0V6 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025
Days on Market 11
Zoning Zone 53
HOA Fees 450
HOA Fees Freq. Annually

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