

\$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

| | |
|----------|-----------|
| MLS® # | E4434387 |
| 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 |
|----------|--------------------|

| | |
|-------------------|---|
| 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 | 65 |
| 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 July 7th, 2025 at 5:17pm MDT