

## \$475,000 - 2035 74 Street, Edmonton

MLS® #E4448193

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

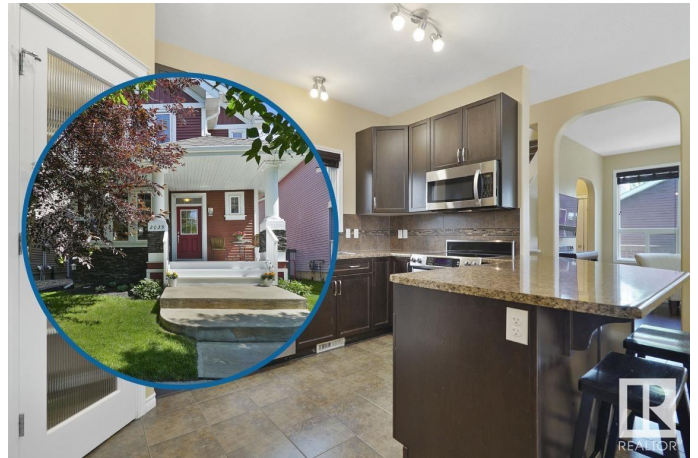
Staycation vibes included in Lake Summerside! Visit the REALTOR®'s website for more details. Your family could live in Edmonton's premier community with a swimmable lake! This 2-Storey is move-in-ready & features Central A/C, double garage, an open-concept floor-plan, & upstairs laundry. At over 1,600 sq. ft. above grade the expansive floor-plan allows for larger rooms that make it family sized. The fully finished basement also provides extra square footage with a living room, bedroom, bathroom & flex space that could be for crafting, an office or a bar. Whether it's beach days, kayaking, or skating in the winter, Lake Summerside offers a lifestyle that feels like a getaway right at home. From here, it's easy to get to all the amenities on Edmonton's south side with shopping, restaurants & family support commercial along Ellerslie Road right at the community's edge. If your family loves the active, outdoor lifestyle. If move-in ready puts your mind at ease, then this lake home might be your lake home.

Built in 2012

### Essential Information

MLS® # E4448193

Price \$475,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2035 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V7

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Lake Privileges, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on July 18th, 2025 at 1:48pm MDT