

\$420,000 - 1216 76 Street, Edmonton

MLS® #E4446493

\$420,000

3 Bedroom, 3.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This is the perfect time to move to Lake Summerside. Enjoy a private lake with sandy beach, club house, planned activities, tennis & basketball courts. This lovely duplex home features an open floor plan. The moment you step in, you're greeted by a spacious living room with a gas fireplace overlooking an island kitchen. Plenty of cabinets and a convenient pantry. The dining room is flooded with light from patio doors which lead to a large deck with a gas line for your barbecue. The second floor has a huge master bedroom with full ensuite and walk-in closet; another good sized bedroom, a lovely loft or home office, and a second full bathroom. And if you need more space, the basement is fully finished. It has a media room, laundry area, and a third bedroom with a 4 piece bathroom. Outside is a low maintenance yard and an newer insulated, drywalled, LED lit, 2 car garage. Situated on a tree lined street with easy access to restaurants, shopping, groceries and the Henday. It's move in ready. Are you ready?

Built in 2005

Essential Information

MLS® # E4446493

Price \$420,000

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,227 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1216 76 Street |
| Area | Edmonton |
| Subdivision | Summerside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1M9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Insulated, Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Ellerslie Campus |
| Middle | Ellerslie Campus |
| High | Elder Francis Whiskeyjack |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 53 |
| HOA Fees | 453.02 |
| HOA Fees Freq. | Monthly |

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 9th, 2025 at 9:18am MDT