

## \$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                50  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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Listing information last updated on July 26th, 2025 at 10:47am MDT