

## \$515,000 - 2307 74 Street, Edmonton

MLS® #E4461498

**\$515,000**

4 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your dream home in sought-after Summerside, with exclusive lake access! This stunning 2-storey offers over 2300 sq ft of living space, blending charm with modern comfort! Open-concept main floor with 9' ceilings and large windows that flood the house w natural light, and engineered hardwood flooring throughout. Main level boasts a bright foyer; a large living room; a dining room w cozy bench nook; a beautiful gourmet kitchen w quartz countertops, white cupboards, & St Steel appliances; a half bath; and a mud room. The upper level features a spacious Primary w walk-in closet & 4-piece ensuite, two more good-sized bedrooms, four-piece BATH, and laundry for added convenience. The fully finished basement has a huge REC room, a 4th bedroom, a den, and bathroom rough-ins. The east-facing backyard is beautifully landscaped and has a double garage & patio. Central AC to keep you cool all summer. Lovely front porch for those morning coffees. Easy access to year-round lake activities, schools and shops.

Built in 2014

### Essential Information

MLS® # E4461498

Price \$515,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2307 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V5

### Amenities

Amenities	Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on October 13th, 2025 at 6:47am MDT