

## \$454,900 - 1319 74 Street, Edmonton

MLS® #E4456266

**\$454,900**

3 Bedroom, 1.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

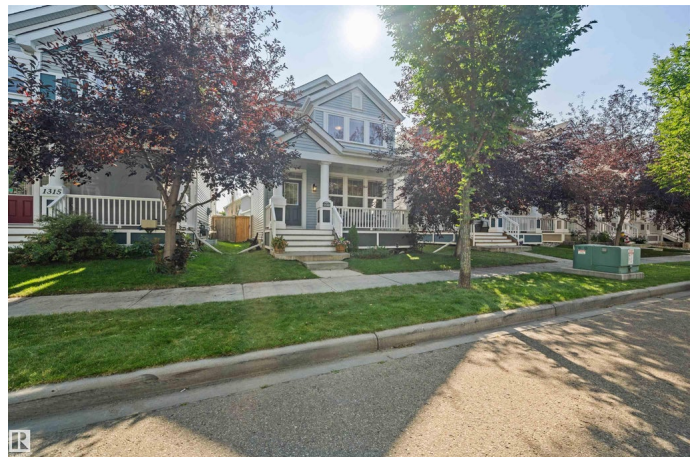
Summerside, Edmonton, AB

Welcome to Lake Summerside! This charming craftsman-style 2-storey sits on a quiet tree-lined street with a welcoming front porch. Offering over 1,400 sq. ft., it features a unique open-to-below basement design. The main floor boasts an open-concept layout with a galley kitchen and dining area highlighted by a raised ceiling and large south-facing windows. Upstairs you'll find 3 bedrooms and a spacious 5-piece bath with soaker tub, stand-alone shower, and double vanity. The basement is partially finished with a large rec room, while the other half awaits your personal touch, with laundry, mechanicals, and ample storage already in place. Updates include new vinyl plank flooring on the main, plus added comfort with central A/C. A double detached garage (insulated) completes the package. Enjoy year-round access to Lake Summerside amenities: beach club, tennis, skating, and more. An incredible value in a sought-after neighbourhood!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456266  |
| Price     | \$454,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,441                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1319 74 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H1        |

### **Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Smoking Home, Tennis Courts |
| Parking   | Double Garage Detached                                                 |

### **Interior**

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 3                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Partially Finished                                                                                       |

### **Exterior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus School |
| Middle     | Ellerslie Campus School |
| High       | Elder Dr. Francis       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 53             |
| HOA Fees       | 453.02              |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 21st, 2025 at 2:02am MDT