

## \$385,000 - 1506 75 Street, Edmonton

MLS® #E4445675

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Beautifully Maintained Half Duplex in the Sought-After Lake Community of SUMMERSIDE. Step into a bright & spacious living room featuring durable laminate flooring & large windows letting in plenty of natural light. The adjacent dining area flows seamlessly into a well-equipped kitchen, complete with wood cabinetry, ample counter space, & a pantry for added storage. A convenient 2pc powder room is located off the foyer, which also offers direct access to the rear yard. Upstairs, you'll find **\*\*DOUBLE PRIMARY BEDROOMS\*\*** each with its own 4pc ensuite & walk-in closet. The basement holds the laundry area & is ready to be customized to suits your needs. The backyard includes a patio—perfect for summer BBQs, garden bed, & a concrete parking pad. Walking distance to schools, parks, & **\*\*EXCLUSIVE BEACH CLUB at SUMMERSIDE\*\*** with swimming, paddleboarding, fishing, tennis, beach volleyball, drop in events, & more! This move-in ready home is perfect for those seeking recreation, convenience, & community!

Built in 2006

### Essential Information

MLS® #

E4445675



Price	\$385,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1506 75 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E1

### Amenities

Amenities	Detectors Smoke, Lake Privileges, Patio, Smart/Program. Thermostat, Vinyl Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Boating, Fenced, Flat Site, Lake Access Property,

	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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