

## \$499,900 - 2223 76 Street, Edmonton

MLS® #E4459413

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,601 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

One of the most spacious layouts available in Lake Summerside popular Daytona Condorde plan. Freshly painted front porch is an ideal place to sit & relax. Great & functional layout with front office. Expandable dining area will be perfect for family gatherings and the island eating bar is great for entertaining. Backyard is perfect for a BBQ on the deck and can inspire your green thumb or space for pets & kids to play. The bedrooms are spacious including the Primary Bedroom with bay window & large walk in closet. Top floor laundry is so convenient! Storage loft above your double detached garage is great for freeing up space in your garage. Enjoy your staycation lifestyle living in Lake Summerside with year round lake & beach club activities. Active living with the option of pickle ball or tennis, beach volleyball, basketball, swimming, kayaking or SUP + skating or ice fish on the lake in the winter...bring up to five friends to enjoy with you! Quick possession. some photos have been virtually staged.

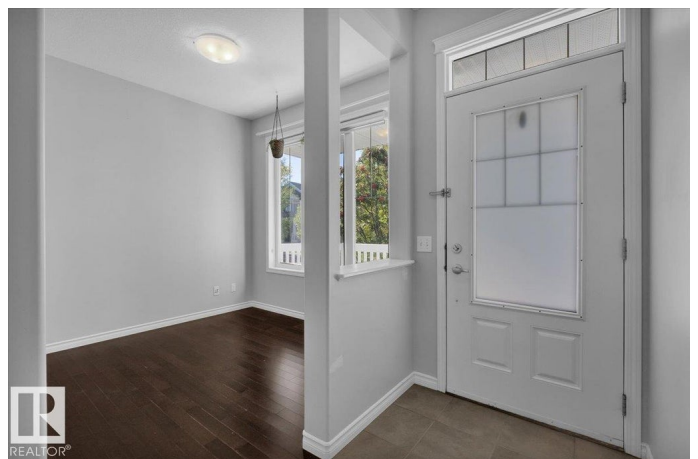
Built in 2013

### Essential Information

MLS® # E4459413

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,601                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2223 76 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0Z3        |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Club House, Deck, Front Porch, Lake Privileges, Tennis Courts, See Remarks |
| Parking Spaces | 2                                                                                             |
| Parking        | Double Garage Detached                                                                        |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                       |

### Exterior

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

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Beach Access, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Michael Strembitsky K-6   |
| Middle     | Michael Strembitsky 7-9   |
| High       | J.Percy Page/Holy Trinity |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 53              |
| HOA Fees       | 453.02               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 31st, 2025 at 8:17am MDT