

## \$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 | 12                |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 9:32am MDT