

\$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	14
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 23rd, 2025 at 11:17am MDT