

## **\$465,000 - 2068 74 Street, Edmonton**

MLS® #E4446965

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,598 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Life at the Lake Starts Here! This BEAUTIFULLY MAINTAINED 2-storey home in Summerside offers comfort, style, and year-round LAKE ACCESS. GREAT LOCATION close to schools, shops, and parks. Step inside and feel instantly at home. The front entry welcomes you into SPACIOUS open concept main floor with HARDWOOD flooring, and CENTRAL A/C. The living room is warm and welcoming, filled with NATURAL LIGHT and featuring a GAS FIREPLACE. The kitchen is made for real lifeâ€™ with STAINLESS STEEL appliances, plenty of prep space, pot lighting, and room to gather around the island. A handy mudroom at the back opens to your private, LANDSCAPED backyard. The DOUBLE DETACHED GARAGE is complete with 220V wiring. Upstairs, unwind in the primary suite with a WALK IN CLOSET and full 4-piece ENSUITE. Two additional spacious bedrooms, a second full bathroom, and convenient UPSTAIRS LAUNDRY round out the upper floor. Whether you're biking to school, paddling at the lake, or hosting backyard BBQs, this home checks all the boxes.

Built in 2011

### **Essential Information**

MLS® #

E4446965



Price	\$465,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,598
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2068 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L6

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Lake Privileges, Patio, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Fenced, Flat Site, Lake Access Property, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually

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