

\$454,900 - 1319 74 Street, Edmonton

MLS® #E4456266

\$454,900

3 Bedroom, 1.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

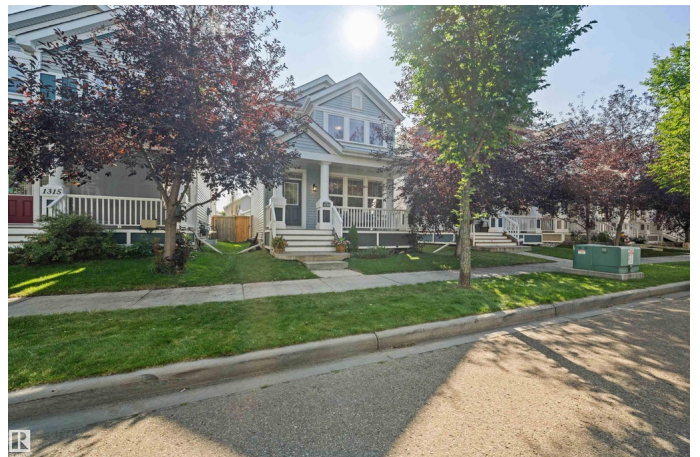
Summerside, Edmonton, AB

Welcome to Lake Summerside! This charming craftsman-style 2-storey sits on a quiet tree-lined street with a welcoming front porch. Offering over 1,400 sq. ft., it features a unique open-to-below basement design. The main floor boasts an open-concept layout with a galley kitchen and dining area highlighted by a raised ceiling and large south-facing windows. Upstairs you'll find 3 bedrooms and a spacious 5-piece bath with soaker tub, stand-alone shower, and double vanity. The basement is partially finished with a large rec room, while the other half awaits your personal touch, with laundry, mechanicals, and ample storage already in place. Updates include new vinyl plank flooring on the main, plus added comfort with central A/C. A double detached garage (insulated) completes the package. Enjoy year-round access to Lake Summerside amenities: beach club, tennis, skating, and more. An incredible value in a sought-after neighbourhood!

Built in 2010

Essential Information

MLS® #	E4456266
Price	\$454,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1319 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H1

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Smoking Home, Tennis Courts
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
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 September 16th, 2025 at 11:17am MDT