

## \$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

Popular Daytona Condorde plan is one of the most spacious layouts available in Lake Summerside. Freshly painted front porch is an ideal place to sit & relax. Great & functional layout with front den/flex room. 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 accommodate your green thumb or room 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 is yours 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! \*some photos have been virtually staged\*

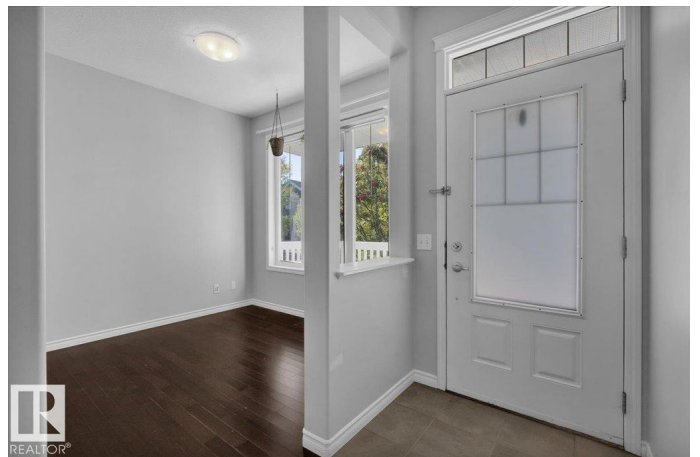
Built in 2013

### 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 | 21                   |
| 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 14th, 2025 at 8:32pm MDT