

## \$499,900 - 1332 74 Street, Edmonton

MLS® #E4448700

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

This WELL kept 2 story home located in the quiet CUL-DE-SAC of SUMMERSIDE neighborhood. Provide over 2000 SQFT living space. Main floor features OPEN KITCHEN concept with MODERN cabinets, overlooking the DINING & LIVING room with GAS fireplace. Upper level offering GOOD sized master room with 4 piece en-suite & W.I.C. Two more bedrooms and 4 piece full bath are perfect for the family. Basement is FULLY FINISHED with FAMILY room, 4th bedroom, LAUNDRY and 3 piece full bath. Oversized DOUBLE garage give you more space. SOUTHWEST facing backyard has a DECK and nice design. Walking distance to PUBLIC TRANSIT. Close to SHOPPING, SCHOOL and all amenities.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448700  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,518     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1332 74 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H1        |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | On Street Parking, Deck, No |
| Parking   | Double Garage Detached      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Refrigerator, Stov<br>Coverings |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Airport Nearby, Back La<br>Park/Reserve, Public Transp |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Father Michael Mireau |
|------------|-----------------------|



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 53         |
| HOA Fees       | 443.71          |
| 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 August 2nd, 2025 at 3:02pm MDT