

\$475,000 - 2317 76 Street, Edmonton

MLS® #E4454111

\$475,000

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to 2317 76 St SW, a move-in ready half duplex, tucked away on a quiet street in the desirable community of Summerside. Set on a generous pie-shaped lot beside a laneway, this home offers extra privacy with only one direct neighbor. The main floor boasts an open-concept layout with a stylish kitchen featuring a quartz island, flowing into bright living and dining spaces, perfect for hosting or relaxing. A 2-piece powder room and access to a large backyard patio complete the main level. Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite. A central bonus area separates two additional bedrooms, a full bath, and a conveniently located laundry room. The unfinished basement provides endless options for future development. Located close to schools, parks, shopping, and all the private lake amenities Summerside is known for. Ideal for growing families, first-time buyers, or anyone seeking a turnkey home with space and style.

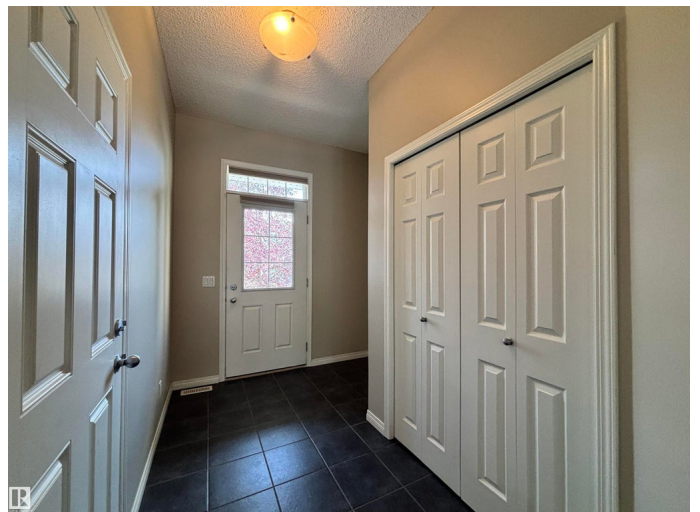
Built in 2013

Essential Information

MLS® # E4454111

Price \$475,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2317 76 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S6

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School

Additional Information

Date Listed	August 21st, 2025
Days on Market	89
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 November 18th, 2025 at 9:02am MST