

## \$495,900 - 2227 74 Street, Edmonton

MLS® #E4440985

**\$495,900**

3 Bedroom, 2.50 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

**\*\*SUMMERSIDE\*\*FIRST TIME HOME  
BUYERS\*\*AND\*\*INVESTORS**

**ALERT\*\***Exclusive lake access and access to premium community amenities. The main level welcomes you with an open-concept design flooded with natural light and complemented by elegant hardwood flooring throughout. At the heart of the home is a spacious and modern kitchen, equipped with stainless steel appliances, a built-in coffee bar with a wine rack, and a central island—ideal for both everyday living and entertaining. Flexible living and dining areas allow you to tailor the space to your personal style and needs. Upstairs, the primary suite provides a private retreat with a walk-in closet and ensuite bath. Two additional bedrooms, a second full bathroom, and convenient upper-level laundry complete the upper floor, all enhanced by newly upgraded flooring. Located close to top-tier shopping, dining, and recreational options, and within a family-friendly neighborhood that includes parks, walking trails, and schools.

Built in 2015

### Essential Information

MLS® # E4440985

Price \$495,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2227 74 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0V6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                55  
Zoning                              Zone 53  
HOA Fees                         450  
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 July 31st, 2025 at 1:32pm MDT