

## \$474,500 - 2227 74 Street, Edmonton

MLS® #E4452612

**\$474,500**

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.

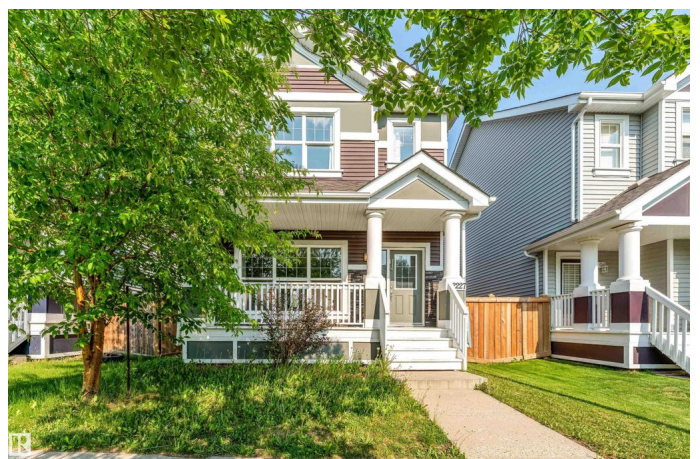
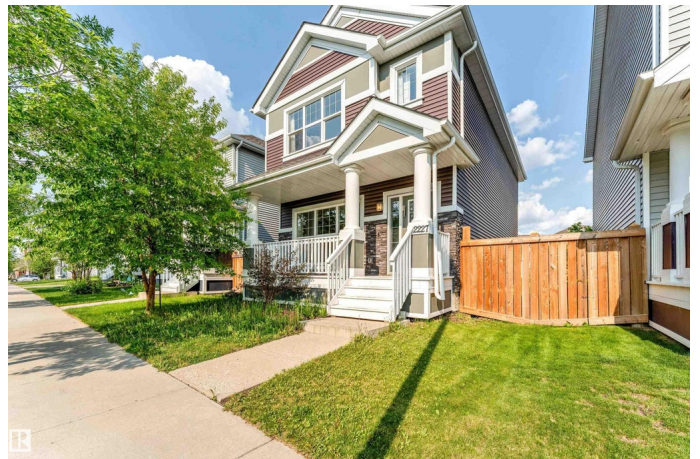
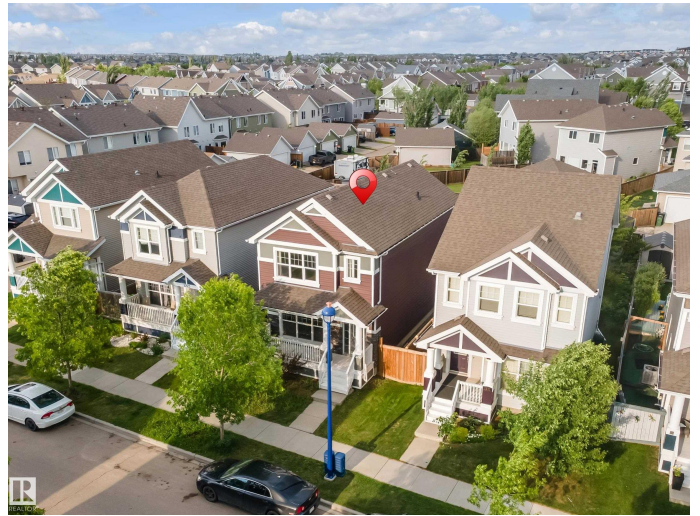
Built in 2015

### Essential Information

MLS® # E4452612

Price \$474,500

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                      August 12th, 2025  
Days on Market                11  
Zoning                              Zone 53  
HOA Fees                         450  
HOA Fees Freq.                Annually

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