

## \$399,900 - 1420 75 Street, Edmonton

MLS® #E4465244

**\$399,900**

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this 1221 sq ft half duplex located in the highly sought-after community of Summerside! The open-concept main floor offers a spacious living room filled with natural light, a bright kitchen featuring a gas stove, ample cabinetry, a pantry, and large windows overlooking the rear yard. A convenient 2-piece powder room and mudroom complete the main level. Upstairs, you'll find a generous primary suite with a walk-in closet and 3-piece ensuite, a second bedroom, 4-piece main bath, and a versatile flex space—perfect for an office or reading nook. The unspoiled basement is ready for your personal touch. Outside, enjoy a west-facing backyard, a fantastic deck for entertaining, and a double detached garage. Experience Summerside's incredible lifestyle with exclusive access to the private beach club offering year-round recreation. Close to transit, schools, parks, and amenities—with quick possession available! Don't miss this opportunity to call Summerside home!

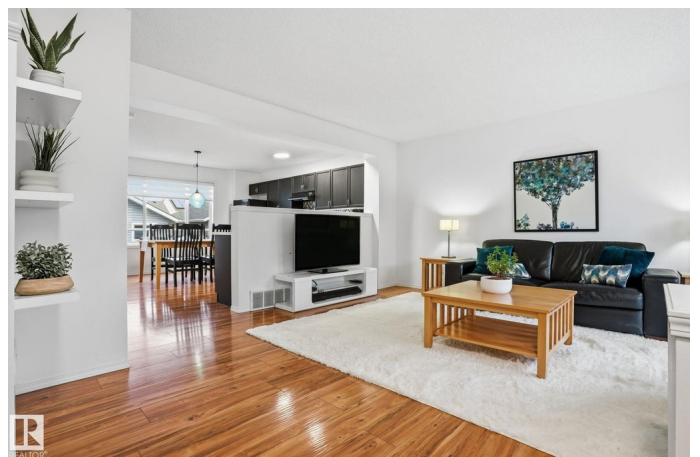
Built in 2006

### Essential Information

MLS® # E4465244

Price \$399,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1420 75 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0C7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Lake Privileges  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, 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, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 53            |
| HOA Fees       | 466.61             |
| 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 12th, 2025 at 7:02pm MST