



## Edmonton Alberta

\$500,000

Welcome to 2317 76 St SW, a beautifully maintained half duplex in the highly sought-after community of Summerside. Situated beside a lane way on a generous pie-shaped lot, this home offers added privacy with only one direct neighbour. The open-concept main floor features a spacious kitchen with a large quartz island, seamlessly flowing into the living and dining areas—perfect for entertaining. A powder room and access to the sizable backyard patio complete the main level. Upstairs, the primary bedroom overlooks the tranquil yard and includes a walk-in closet and 4-piece ensuite. A central bonus room connects two additional bedrooms, a shared 4-piece bath, and a convenient laundry room. The basement is unfinished, offering potential for future development. Enjoy the quiet street, close proximity to parks, school, and shopping, and all the amenities Summerside has to offer. Ideal for families or anyone looking for comfort, space, and location in one package. (id:6769)

Living room 4.47 m X 3.33 m

Dining room 2.9 m X 2.2 m

Kitchen 4.71 m X 3.5 m

Primary Bedroom 4.29 m X 4.09 m

Bedroom 2 3.92 m X 2.88 m

Bedroom 3 3.26 m X 2.8 m

Bonus Room 4.15 m X 4.07 m

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.markwilbert.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)