

## \$689,900 - 1315 72 Street, Edmonton

MLS® #E4458143

**\$689,900**

5 Bedroom, 3.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Beautiful 5 BED, 3.5 BATH home in SUMMERSIDE with Lake Access! This spacious 1959 soft home features an OPEN-CONCEPT MAIN FLOOR with a bright living area, modern kitchen with quartz counter and stainless steel appliances, and dining space perfect for family gatherings. Upstairs offers 4 GENEROUS BEDROOMS including a luxurious PRIMARY SUITE with walk-in closet and a spa-inspired 5-piece ensuite with JACUZZI TUB. The FINISHED BASEMENT includes 1 bedroom + full bath, a second living room, and a STORAGE ROOM with WINDOW that can be converted into a KITCHEN, making it a great SECONDARY SUITE option with SIDE ENTRANCE ACCESS. Step outside to your private deck and landscaped yard. As a resident of SUMMERSIDE, you™ll enjoy EXCLUSIVE LAKE ACCESS with year-round activities—swimming, kayaking, fishing, tennis, and beach volleyball. Close to schools, parks, shopping, and the ANTHONY HENDAY, this home blends space, style & convenience!

Built in 2012

### Essential Information

MLS® # E4458143

Price \$689,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,959                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1315 72 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H2        |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Gazebo, Lake Privileges, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated                                                                                       |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Airport Nearby, Beach Access, Fenced, Golf Nearby, Lake Access |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Property, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| 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 4th, 2025 at 7:47pm MST