

## \$624,900 - 9444 74 Street, Edmonton

MLS® #E4431640

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Designer Dream Home Alert! Fully renovated from top to bottom & fabulously family-friendly. This 5 bedroom, 3 full bathroom stunner is steps from top-rated schools & minutes to downtown. Inside, it's all vibes with Insta-worthy feature walls, a jaw-dropping kitchen (two-tone cabinets, butcher block island, dreamy lighting, & backsplash that whispers luxe), and a laundry room so pretty you'll be excited it's laundry day! Every inch is curated by a pro interior designer & brought to life by expert craftsmen. Downstairs? Total teen paradise with oversized bedrooms, a magazine-worthy bathroom featuring an ultra-modern shower with avant-garde tiles & perfect lighting & a chill-worthy second living room with a cozy electric fireplace. Bonus: NEW furnace, NEW hot water tank & NEW windows (all in 2025). Double garage & tons of street parking will be well appreciated for year round comfort & ease of parking. This home is a statement piece - you'll want to show it off and your friends will undoubtedly be jealous!

Built in 1959

### Essential Information

MLS® # E4431640

Price \$624,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9444 74 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 2B4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Heatilator/Fan, Insert, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 18          |

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Listing information last updated on May 2nd, 2025 at 9:31pm MDT