

## \$459,900 - 9319 74 Street, Edmonton

MLS® #E4455418

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Charming 1960 Bungalow â€“ Well Maintained with Modern Updates. This 1362 sq. ft. home offers timeless character with the comfort of thoughtful updates. Inside, youâ€™ll find three spacious bedrooms on the main floor and an additional bedroom in the fully finished basement, perfect for guests or family. Upgrades include Shingles on house (2013), some newer vinyl windows (2013), high-efficiency furnace (2022), and deck (2017), giving you peace of mind for years to come. There are three full baths in the home, of which the two main floor baths were renovated in 2014/15. The backyard is a true highlightâ€”fully fenced, private with trees and ideal for entertaining or simply enjoying the outdoors. An oversized single-car garage provides plenty of space for parking and extra storage. The home is on a quiet street in Ottewell with easy access to downtown, Henday and Yellowhead. Lovingly cared for and move-in ready, this home combines classic style with practical improvements in a great location. Welcome home.

Built in 1960

### Essential Information

MLS® # E4455418

Price \$459,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,362
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9319 74 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows, Wet Bar
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 30th, 2025

Days on Market                2

Zoning                            Zone 18

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