

\$449,900 - 9419 74 Street, Edmonton

MLS® #E4427215

\$449,900

4 Bedroom, 2.00 Bathroom, 975 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

ORIGINAL OWNER!! Located in the mature desirable Community of Ottewell located 10 minutes from Downtown Edmonton. Main floor features, Large living room, dining room, eat-in kitchen, spacious primary bedroom with large closet, 2nd bedroom and 4 pc upgraded main bath. Fully finished basement includes , large recroom, 2 good sized bedrooms, 3 pc bath, storage under stairs and laundry/furnace room. West facing front yard has lots of trees, rocks and perennials. Fully fenced private yard with patio, 24.6 ft. x 23.6 ft. heated, insulated garage and 2 car parking on driveway. Upgrades over the years include, triple pane windows main floor, double pane basement, newer roof, hot water tank, hi efficiency furnace and 1 year old washer. Walking distance to schools, shopping, transportation, easy access to downtown and River valley walking trails.

Built in 1960

Essential Information

MLS® #	E4427215
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	975



Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	9419 74 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B5

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 24th, 2025

Days on Market 11

Zoning Zone 18

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Listing information last updated on April 4th, 2025 at 12:18pm MDT