

## \$574,000 - 9431 74 Street, Edmonton

MLS® #E4425456

**\$574,000**

5 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Meticulous 'Golden built' OTTEWELL bungalow with a LEGAL 2 bedroom immaculate basement suite. Upstairs has 3 bedrooms + 4 piece bathroom & downstairs suite has 2 bedrooms + 3 piece bathroom. Upstairs ~ upgrades include: hardwood floors, kitchen cabinets w/granite, freshly painted (2025), 2 solar tubes, vinyl windows, bathroom (6 ft tub), central A/C, electrical. Downstairs features ~ Dricore flooring, gas fireplace, tiled shower, pot lights, all new windows, stacked washer & dryer. Exterior: underground sprinklers & shrub watering system, 23x23 insulated detached garage w/attic storage, gas line, soffits & fascia & shingles, fence. Ottewell is wonderful community for families to enjoy the parks, schools, public library, swimming pool, and shopping. Please note: Durabuilt is replacing all the 'glass' on the main floor windows mid May.

Built in 1959

### Essential Information

MLS® #	E4425456
Price	\$574,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,129



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9431 74 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clara Tyner
Middle	Ottewell
High	McNally

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	67
Zoning	Zone 18

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 May 19th, 2025 at 6:32am MDT