

## \$584,900 - 9431 74 Street, Edmonton

MLS® #E4425456

**\$584,900**

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 (2012), kitchen cabinets w/granite, appliances (2012), 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 (2015), fence (2014). Neighbourhood of Ottewell is wonderful for families to enjoy the parks, schools, public library, swimming pool, and public transportation.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425456  |
| Price          | \$584,900 |
| 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 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 | 40               |
| Zoning         | Zone 18          |

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Listing information last updated on April 22nd, 2025 at 8:32am MDT