

## \$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	13
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 1st, 2025 at 4:17pm MDT