

## \$595,000 - 9431 74 Street, Edmonton

MLS® #E4425456

### \$595,000

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 basement suite & double garage. 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 garage, 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	\$595,000
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
Parking Spaces	4
Parking	Double Garage Detached

### **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	1
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 March 14th, 2025 at 12:17pm MDT