

# \$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). 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	\$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 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	45
Zoning	Zone 18

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Listing information last updated on April 27th, 2025 at 4:32am MDT