

## \$459,900 - 9319 74 Street, Edmonton

MLS® #E4455418

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Charming 1960 Bungalow – Well Maintained with Modern Updates. This 1362 sq. ft. home offers timeless character with the comfort of thoughtful updates. Inside, you™ll find three spacious bedrooms on the main floor and an additional bedroom in the fully finished basement, perfect for guests or family. Upgrades include Shingles on house (2013), some newer vinyl windows (2013), high-efficiency furnace (2022), and deck (2017), giving you peace of mind for years to come. There are three full baths in the home, of which the two main floor baths were renovated in 2014/15. The backyard is a true highlight – fully fenced, private with trees and ideal for entertaining or simply enjoying the outdoors. An oversized single-car garage provides plenty of space for parking and extra storage. The home is on a quiet street in Ottewell with easy access to downtown, Henday and Yellowhead. Lovingly cared for and move-in ready, this home combines classic style with practical improvements in a great location. Welcome home.

Built in 1960

### Essential Information

MLS® # E4455418

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,362                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9319 74 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 2B5        |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Vinyl Windows, Wet Bar |
| Parking Spaces | 2                                                                   |
| Parking        | Over Sized, Single Garage Detached                                  |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Brick, Stucco                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Brick, Stucco                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 30th, 2025

Days on Market                6

Zoning                            Zone 18

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Listing information last updated on September 5th, 2025 at 5:02am MDT