

## \$500,000 - 9427 74 Street, Edmonton

MLS® #E4455051

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,459 sqft

Single Family on 0.00 Acres

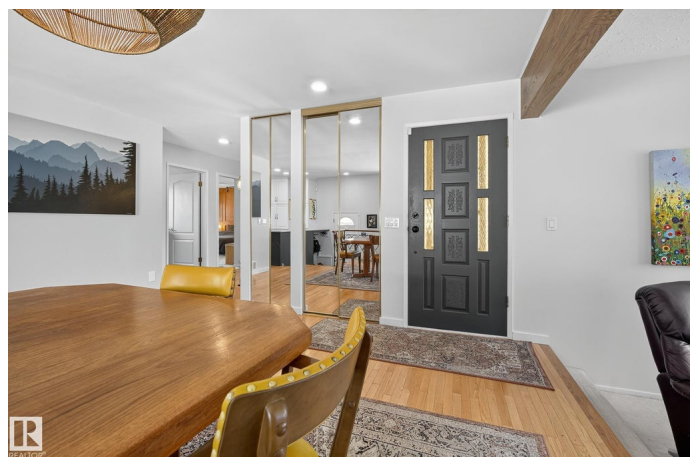
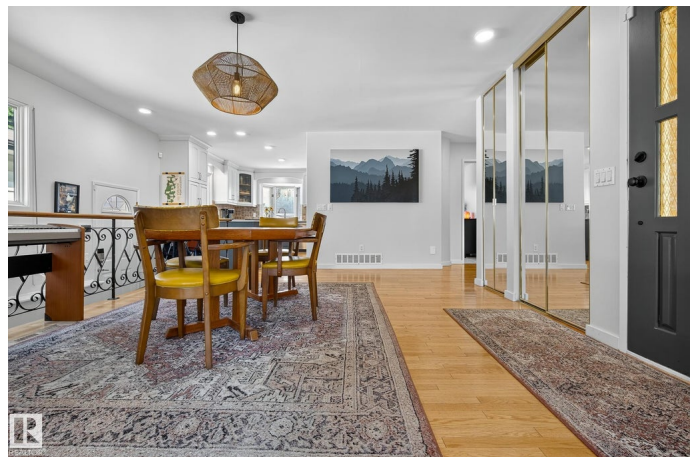
Ottewell, Edmonton, AB

Set on a quiet street in Ottewell, this 1450 sq. ft. bungalow blends character with modern comfort. The front living room welcomes you with a picture window & ornamental brick fireplace, while hardwood floors lead to an open kitchen with island, stainless appliances & abundant storage. Three bedrooms on the main including a standout primary retreat with wood accents, skylights & patio doors that open to a private covered deck, your own spot for morning coffee or an evening wind-down. The finished basement adds a cozy family room, guest space & updated 3-pc bath, suited to everyday living: games, guests or downtime. Central A/C, underground sprinklers & a double garage bring ease to daily living. Surrounded by mature trees, walkable schools, local shops & parks, Ottewell remains one of Edmonton's most cherished family communities.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455051  |
| Price          | \$500,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,459     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9427 74 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 2B5        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Double Garage Detached                                          |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco, Vinyl                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025

Days on Market                10

Zoning                            Zone 18

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Listing information last updated on September 7th, 2025 at 4:17am MDT