

## \$429,900 - 9324 74 Street, Edmonton

MLS® #E4445765

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Charming Bungalow in Ottewell! This well-maintained 2+2 bedroom bungalow offers a unique and functional layout. The bright and spacious main floor boasts a large updated kitchen that flows seamlessly into the L-shaped living and dining areas—perfect for entertaining. Upstairs features 2 bedrooms and a luxurious 4-piece bathroom complete with a jetted tub and walk-in shower. Convenient main floor laundry with sink. Downstairs, the fully finished basement includes a large rec room, two additional bedrooms, a 3-piece bathroom, cold room, and a generous storage area. Enjoy the beautifully landscaped west-facing backyard, complete with a vegetable garden and large fully fenced yard, privacy, huge trees and shade. The home also features a deep tandem single attached garage and a stamped concrete driveway for added curb appeal. Quiet street with great location, great schools.

Built in 1959

### Essential Information

MLS® #	E4445765
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,142
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9324 74 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B4

### Amenities

Amenities	Deck
Parking	Single Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	No Back Lane, No Through Road
Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	9

## Zoning

## Zone 18

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Listing information last updated on July 13th, 2025 at 7:02pm MDT