

## \$609,900 - 9444 74 Street, Edmonton

MLS® #E4443352

**\$609,900**

5 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to your dream home! Nestled in the heart of Ottewell, one of Edmonton's most established and family-friendly communities, this fully renovated 5-bedroom beauty is the perfect blend of modern design and everyday functionality. Step inside and be wowed by a designer-inspired interior featuring a chef's kitchen with custom cabinetry, sleek quartz countertops, and high-end finishes throughout. The spacious primary suite boasts a luxurious 3-piece ensuite and a generous walk-in closet—a true private retreat. With 2 bedrooms upstairs and 3 down, this layout offers flexibility for growing families, work-from-home setups, or guest space. Downstairs, a show-stopping feature fireplace sets the mood in the cozy basement living room, while the dream laundry room makes chores a breeze. Major upgrades include: All new windows, furnace, hot water tank, flooring, bathrooms, and more—move-in ready with peace of mind. Large double detached garage and a beautifully landscaped yard add to the charm and function.

Built in 1959

### Essential Information

MLS® # E4443352

Price \$609,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9444 74 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B4

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced Backyard, Fire Pit, Playground Nearby, Public Transit
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	June 19th, 2025
Days on Market	18
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 July 7th, 2025 at 3:48pm MDT