

## \$650,000 - 15426 74 Avenue, Edmonton

MLS® #E4463940

**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Terrific family home located in the desirable community of Rio Terrace! This unique 4-level split is located on a very quiet street, sits upon a beautiful 6300+ sqft lot, offers 1900+ sqft of living space, 4 total bedrooms, 2 full baths, and has undergone major renovations! The main floor features a spacious floor plan, great kitchen w/s.s. appliances and granite counters, open beam living area w/lavish fireplace, and formal dining. Upstairs you will find 2 good sized bedrooms and full bath. The lower level offers 2 additional bedrooms and additional full bath. The fully finished basement features a huge rec area and storage space. Outside you will enjoy the very private yard and mature landscaping. Extensive renovations include: newer kitchen, windows, roof, flooring, furnace, electrical, appliances, paint, exterior, driveway, landscaping, and much more! Located steps to great schools, public transit, close proximity to the University of Alberta and downtown. Great opportunity in a great area!

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463940  |
| Price     | \$650,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15426 74 Avenue |
| Area        | Edmonton        |
| Subdivision | Rio Terrace     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2Y4         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Open Beam |
| Parking   | Single Garage Attached                     |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Fireplace    | Yes                                                                                                    |
| Fireplaces   | Stone Facing                                                                                           |
| Stories      | 4                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone                                                                          |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Composition, Stone                                                                          |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Patricia Heights |
| Middle     | Laurier Heights  |
| High       | Jasper Place     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 22            |

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