

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

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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, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 18         |

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Listing information last updated on August 18th, 2025 at 7:47am MDT