

# \$474,750 - 8809 74 Street, Edmonton

MLS® #E4440711

**\$474,750**

3 Bedroom, 2.00 Bathroom, 1,098 sqft  
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This 3-bedroom + office gem is bursting with retro charm and ready for a new chapter! Built in the 60s and lovingly updated in the 70s by the original owners, itâ€™s got that warm, â€œthey-donâ€™t-make-â€™em-like-this-any-moreâ€• vibe. Sitting proudly on a massive pie-shaped lot, there's room for everyoneâ€™and then some. Whether you're dreaming of garden beds, a trampoline, or a firepit for marshmallow madness, this yard can handle it. Outside, youâ€™ve got a double detached garage, RV parking, a deck, and a patioâ€”hello, summer hangouts! Inside, there's two bathrooms, space to grow, and endless potential to make it your own. Tucked in a well-established neighbourhood, it's surrounded by mature trees, quiet streets, and friendly faces. This home is ready to carry the laughter, milestones, and backyard BBQs of the next generation. Bring your vision (or use our renderings of the home) and start your story here!

Built in 1963

## Essential Information

MLS® #	E4440711
Price	\$474,750
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8809 74 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2B1

### **Amenities**

Amenities	Bar, Deck, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Sauna; Swirlpool; Steam, Wet Bar
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	32
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 12:17am MDT