

## \$470,000 - 4336 74 Street, Edmonton

MLS® #E4439552

**\$470,000**

4 Bedroom, 2.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

1900+ SQFT home on a MASSIVE 828SQM lot, only minutes from schools, parks, Mill Woods golf course & more! Updates include A/C, new shingles, hot water tank (5 years) & some windows (10 years). The exterior features newer siding & an extended driveway that accommodates up to 4 vehicles. Step inside to a spacious main floor w/ a bright living room, connected to the dining area & an expanded kitchen (w/ a gas stove)- thanks to a thoughtfully designed rear addition. The main floor offers convenient access to the double attached garage, a laundry area, den, bedroom, & a 3pc bathroom. Upstairs, you'll find a generously sized primary bedroom w/ a 2-piece ensuite, 2 additional bedrooms, & an updated 4pc bathroom (new vanity & bath surround). The lower level boasts cork flooring, ample storage, a cold room, & a wet bar with a built-in mini fridge! Step outside into your own private oasis: enjoy the new patio, a large deck, storage shed, & an expansive yard with no rear neighbours! Built in shelving included.

Built in 1974

### Essential Information

MLS® # E4439552

Price \$470,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,925                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4336 74 Street |
| Area        | Edmonton       |
| Subdivision | Michaels Park  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0W2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Patio, Wet Bar   |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 4                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Malcolm T/Blessed John P |
| Middle     | Edith Rogers/St.Hilda    |
| High       | W.P. Wagner/Holy Trinity |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 91             |
| Zoning         | Zone 29        |

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Listing information last updated on August 29th, 2025 at 8:47pm MDT