

## **\$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, youâ€™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	67
Zoning	Zone 29

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