

# \$459,750 - 8809 74 Street, Edmonton

MLS® #E4440711

**\$459,750**

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

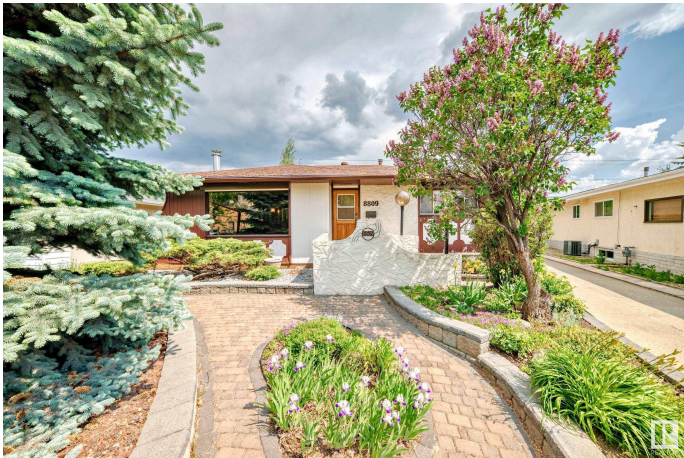
Kenilworth, Edmonton, AB

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     | \$459,750 |
| 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 | 57             |
| Zoning         | Zone 18        |

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Listing information last updated on August 1st, 2025 at 4:32am MDT