

## \$464,900 - 10222 74 Street, Edmonton

MLS® #E4433585

**\$464,900**

3 Bedroom, 2.00 Bathroom, 1,215 sqft  
Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Quiet Tree lined street - 1200 sq ft bungalow with Great curb appeal. Main level has L shaped living room / dining room area, spacious eat-in kitchen with clear view to backyard, 3 bedrooms ( primary with perfect original hardwood floors ) and 4 piece bathroom. Lower level features massive family room with retro bar, potential bedroom, 3 piece bathroom, sauna and laundry / utility area. SUNNY West yard is fully fenced with vegetable garden, storage shed, good size double garage and Grandma's clothesline. Well maintained from day one ..... this home checks all the boxes.

Built in 1963

### Essential Information

MLS® #	E4433585
Price	\$464,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

### Community Information

Address 10222 74 Street  
Area Edmonton  
Subdivision Terrace Heights (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6A 2Y1

### Amenities

Amenities Bar, Patio  
Parking Spaces 4  
Parking Double Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer  
Heating Forced Air-1, Natural Gas  
Fireplaces Masonry  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025  
Days on Market 3  
Zoning Zone 19

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 May 4th, 2025 at 9:47am MDT