

Courtesy Of Haley Streu And Dwight Streu Of MaxWell Polaris

## \$449,500 - 4336 74 Street, Edmonton

MLS® #E4455690

**\$449,500**

4 Bedroom, 2.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

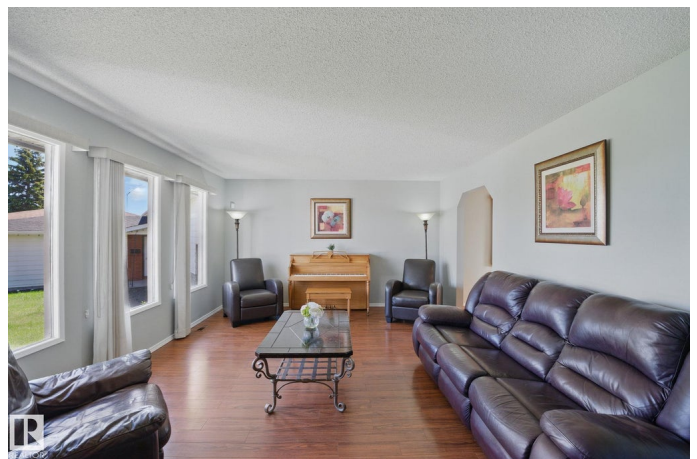
UPGRADED HOME on a MASSIVE 828 SQM lot located in a quiet cul-de-sac, just minutes from schools, parks, Mill Woods Golf Course, and more! Upgrades include: A/C, new shingles, hot water tank (5 yrs), some newer windows (10 yrs) & newer siding! The main floor is flooded w/ natural light from the large windows along the front, side & back of the home. A rear addition was added to the back of the home to expand the kitchen. Giving you loads of space to cook & entertain. The main floor also includes a laundry area, access to your double attached garage, den, bedroom, and a 3pc bathroom. Ideal for multigenerational families. Upstairs features a large primary bedroom with a 2pc ensuite, two additional bedrooms, and an updated 4pc bathroom with a new vanity and bath surround. The lower level includes cork flooring, cold room, wet bar w/ a built-in mini fridge, and ample storage. Enjoy your backyard with a new patio, large deck, storage shed, and ample privacy from having no rear neighbours.

Built in 1974

### Essential Information

MLS® # E4455690

Price \$449,500



|                |                        |
|----------------|------------------------|
| 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    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 29             |

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 September 18th, 2025 at 11:17am MDT