

\$714,900 - 15422 74 Avenue, Edmonton

MLS® #E4450778

\$714,900

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Rare chance to get into desirable Rio Terrace! This beautifully renoâ€™d 1173 sqft bungalow blends quality craftsmanship w/ timeless upgrades on one of Rio's finest crescents. Great curb appeal sets the tone for the stylish, open-concept main level features hrdwd flrs, large windows, cozy gas FP & a chef-inspired kitchen w/ wood cabinetry, eat-in island & stone backsplash. 3 bdrms on the main flr including a spacious primary w/ patio doors to the yard, + a spa-like 5pc bath w/ soaker tub & glass walk-in shower. A separate entrance leads to the finished bsmt which boasts a huge rec rm w/ wet bar, 4th bdrm, 3pc bath & huge laundry rm. The landscaped yard is made for outdoor living w/ a massive patio, gazebo & dbl detached garage. This is your chance to own in one of Edmontonâ€™s most sought-after family-friendly neighbourhoods, known for top-rated schools, parks, river valley trails & mins to downtown. Whether youâ€™re upsizing, downsizing, or investingâ€™ opportunities like this in Rio Terrace donâ€™t come up often!

Built in 1961

Essential Information

MLS® # E4450778

Price \$714,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15422 74 Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2Y4

Amenities

Amenities	Air Conditioner, Deck, Patio
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	6
Zoning	Zone 22

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