

## \$405,900 - 3135 74 Street, Edmonton

MLS® #E4456291

**\$405,900**

3 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

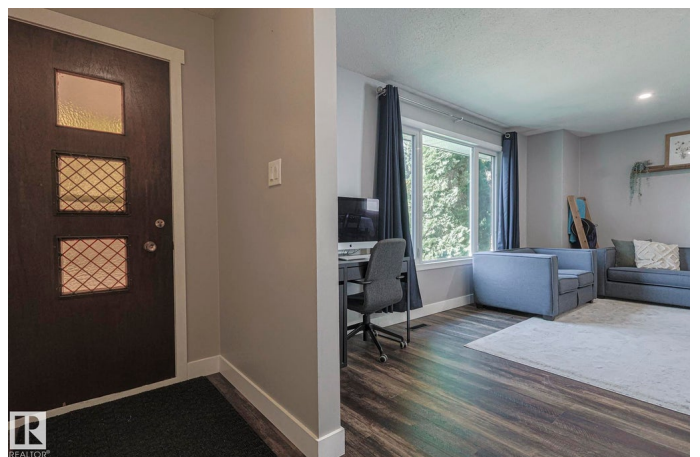
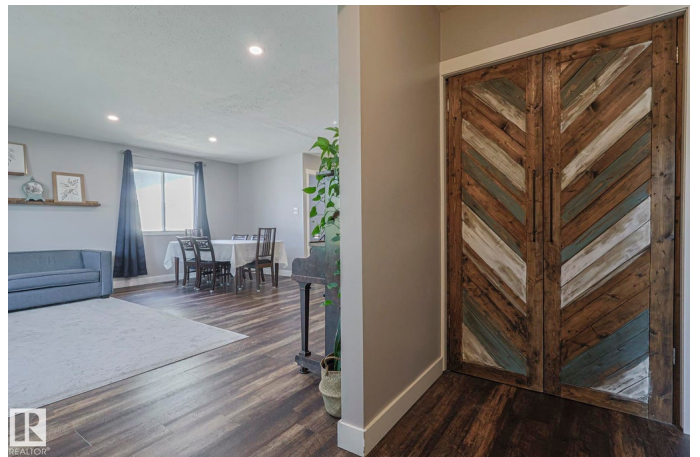
Step into warmth, comfort, and light in this beautifully upgraded 3-bedroom + den bungalow on a huge private lot backing a walking trail. The heart of the home shines with an open-concept layout—kitchen walls removed to create flow between the living and dining areas. Modern vinyl plank flooring, fresh trim and doors, new kitchen with quartz counters, and a fully renovated main bath add style and peace of mind. The spacious primary bedroom offers a walk-in closet and 2-pc ensuite, while the basement includes a new 3-pc bath, rec space, and den (window frame large enough for egress window). Enjoy a 10'x18' garden plot, mature trees for privacy, and room to park up to 5 vehicles with space to add a future garage. Two large sheds (one with a workbench) keep tools organized. Shingles, eaves, soffits, fascia (circa 2015), windows, and fencing complete the picture. Steps to Grey Nuns Hospital, LRT, schools, shopping, and Mill Woods Town Centre. A perfect blend of upgrades, location, and opportunity!

Built in 1974

### Essential Information

MLS® # E4456291

Price \$405,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,195                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3135 74 Street |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1J7        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Patio                          |
| Parking Spaces | 5                              |
| Parking        | Front Drive Access, RV Parking |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Stories           | 1                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Kameyosek/St Elizabeth     |
| Middle     | Edith Rogers/St Hilda      |
| High       | J. Percy Page/Holy Trinity |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 29             |

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Listing information last updated on September 9th, 2025 at 1:47pm MDT