

## \$409,900 - 4011 74 Street, Edmonton

MLS® #E4444307

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Charming Bungalow Backing Parkland â€“ Location, Lifestyle & Potential! Welcome to this well-maintained, character-filled bungalow nestled on a quiet street and backing directly onto a beautiful park complete with an outdoor rink, sprawling green space, and a baseball diamond â€“ the perfect setting for active families and nature lovers. Inside, the home offers a warm and functional layout with a cozy kitchen and dining area, three comfortable bedrooms on the main floor, and a fully finished basement featuring a 3-piece bathroom and plenty of additional living space.

Step outside to enjoy your newer deck, ideal for summer barbecues and morning coffee with park views. Thereâ€™s also a massive oversized double detached garage, offering tons of room for vehicles, storage, or a workshop setup. Whether youâ€™re looking to move right in or update to your style, this home offers exceptional value and an unbeatable location with room to grow.

Built in 1974

### Essential Information

MLS® #	E4444307
Price	\$409,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,163
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4011 74 Street
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0W7

### Amenities

Amenities	Dugout Basement, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 25th, 2025

Days on Market 5

Zoning Zone 29

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