

Courtesy Of Kevin B Grenier Of MaxWell Polaris

\$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

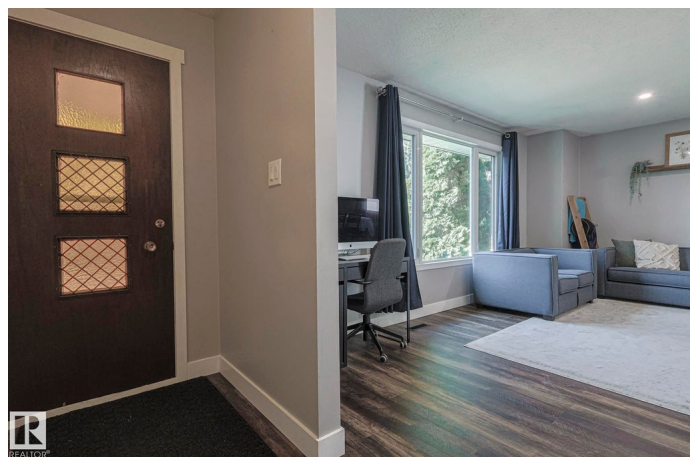
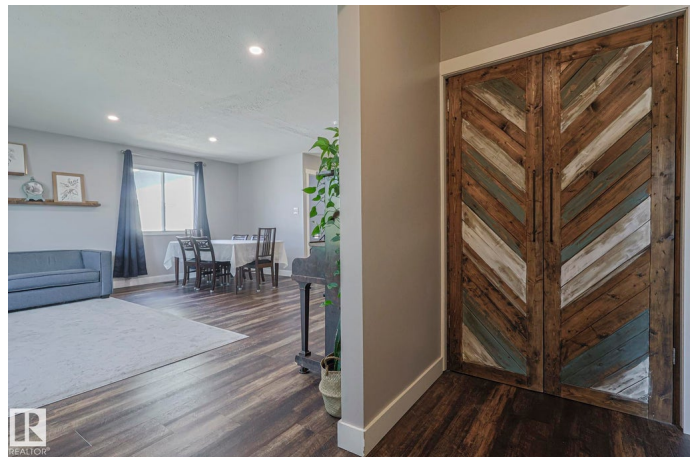
Step into warmth, comfort, and light in this beautifully upgraded 3-bedroom + den bungalow on a huge private lot backing a walking trail. The heart of the home shines with an open-concept layout—kitchen walls removed to create flow between the living and dining areas. Modern vinyl plank flooring, fresh 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	9
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 14th, 2025 at 5:47am MDT