# \$969,900 - 11441 74 Avenue, Edmonton

MLS® #E4463868

### \$969.900

4 Bedroom, 4.00 Bathroom, 2,064 sqft Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Better than new - landscaped, A/C, deck, window coverings... JUST MOVE IN! This meticulously maintained property with 1 bedroom BASEMENT SUITE is nestled into the one of the best neighborhoods in Edmonton. 1 block from Belgravia School, community league, parks, walking distance to the U of A, LRT and the River Valley! Features 4 finished levels, 4 bedrooms, 5 baths and an exceptional layout. The main floor is bright well appointed with 9' ceilings, fireplace and wood flooring. You'll love your chef's kitchen which is anchored by a massive island hosting seating for 4, gas range, tones of cabinets and a large pantry. Your primary bedroom can accommodate a king sized bed and has a large walk in closet with built ins and a luxurious ensuite with his and her sinks. The 2nd floor has 2 more large bedrooms, full bath and laundry. Upstairs your private oasis is beckoning - featuring private covered roof top patio with views of downtown, huge loft with wet bar and bathroom!

Built in 2019

## **Essential Information**

MLS® # E4463868 Price \$969,900

Bedrooms 4







Bathrooms 4.00

Full Baths 3

Half Baths 2

Square Footage 2,064 Acres 0.00

Year Built 2019

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address 11441 74 Avenue

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0E7

#### **Amenities**

Amenities Ceiling 9 ft.

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Garage Control, Garage Opener,

Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood

Fan-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 4
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Metal, Stone, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Metal, Stone, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Belgravia School

Middle McKernan

High Scona

#### **Additional Information**

Date Listed October 28th, 2025

Days on Market 2

Zoning Zone 15

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