

## \$474,900 - 15012 74 Street, Edmonton

MLS® #E4454683

**\$474,900**

5 Bedroom, 3.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

LEGAL SUITED BUNGALOW in the mature community of KILKENNY! This FULLY RENOVATED home (2022) offers an incredible opportunity for investors or buyers seeking a MORTGAGE HELPER. The main floor boasts a bright and spacious layout with a large living room, modern kitchen, 3 bedrooms including a PRIMARY with its own 2PC ENSUITE, plus a beautifully updated 5PC BATH. The basement SUITE features its own kitchen, living area, 2 bedrooms, another PRIMARY with 5PC ENSUITE, and an additional full bath. That's a total of 5 BEDROOMS and 4 BATHROOMS including TWO ENSUITES! Outside you'll find a massive yard and an OVERSIZED DOUBLE DETACHED GARAGE with plenty of room for parking and storage. Located close to SCHOOLS, PARKS, SHOPPING, and easy access to major routes, this property offers style, function, and income potential all in one. Truly a TURNKEY opportunity in a fantastic neighbourhood!

Built in 1969

### Essential Information

MLS® # E4454683

Price \$474,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15012 74 Street |
| Area        | Edmonton        |
| Subdivision | Kilkenny        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0Y7         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, See Remarks                                    |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
| Zoning      | Zone 02           |

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