

## \$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!

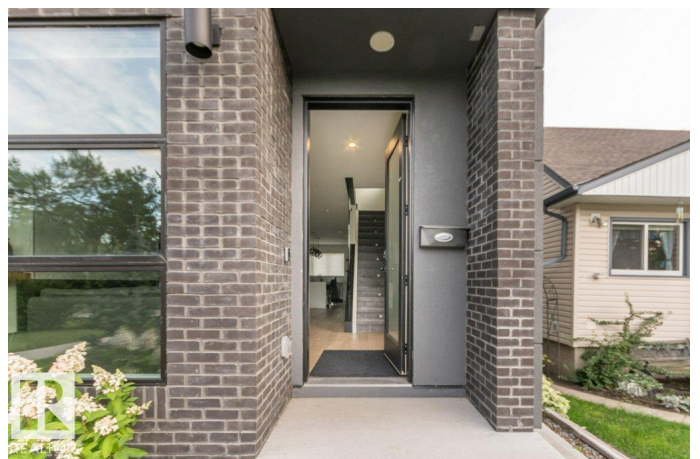
Built in 2019

### 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 | 12                 |
| Zoning         | Zone 15            |

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Listing information last updated on November 9th, 2025 at 1:17am MST