

Newly-Renovated Family Home in Very Good Condition and Move-in Ready!!

4243-74th Street NW
Edmonton, Alberta
\$449,900

NEW LISTING

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POLARIS

*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

Southeast Edmonton Community
of Mill Woods -- Michael's Park

* Easy Access to Schools, Shopping, Retail, Professional Services, Millbourne Road, Whitemud Drive, 66 Street, Valley Line LRT, & Mill Woods Golf Course!

List of Property Features plus New and Newer Renovations and Upgrades:

- New Stainless Steel Kitchen Appliances (includes some LG)
- New Kitchen Cabinets, Counters, and Backsplash
- Many New Plumbing and Electrical Fixtures Throughout
- Newer Vinyl Plank Flooring and New Painting Throughout
- Newer Windows, Shingles, Furnace, and Hot Water Tank
- Newer Fencing and Newer Concrete Sidewalk Beside House
- New & Newer Washroom Upgrades (2.5 Baths Total)
- Oversized Double Garage with Workbench
- Concrete Patio and Elevated Backyard Lawn
- Vegetable Garden and Nice Storage Shed Area
- Lots of Extra Parking for Multiple Vehicles and RV, etc.
- Immediate Possession!



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* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.

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4243-74 Street NW, Edmonton, AB

*** LIST PRICE: \$449,900**

Area:	Southeast Edmonton Mill Woods	Bedrooms:	3 (Main Level)
Neighbourhood:	Michaels Park	Bathrooms:	2.5 = 1.5 (Main) + 1 (Basement)
Zone:	29	Living Room:	5.8 m x 3.6 m (Main Level)
Style:	Bungalow	Dining Room:	3.4 m x 2.3 m (Main Level)
House RMS Area:	1238 sq. ft. (Main Level)	Kitchen:	3.7 m x 3.5 m (Main Level)
Basement Interior:	1029 sq. ft. (Basement Level)	Primary Bedroom:	4.4 m x 3.1 m (Main Level)
Year Built:	1974	Bedroom #2:	4.2 m x 2.7 m (Main Level)
Taxes:	\$3812 / yr. (2025)	Bedroom #3:	3.3 m x 2.5 m (Main Level)
Double Garage:	Detached and Oversized	Office / Den:	4.0 m x 3.6 m (Basement Level)
Exterior:	Brick & Vinyl Siding	Laundry Room:	4.5 m x 2.3 m (Basement Level)
Shingles:	Asphalt Shingles (circa 2018)	Family Room:	5.9 m x 3.7 m (Basement Level)
Heating:	Forced Air x 1 (mid-eff., nat. gas)	Hobby Room:	2.5 m x 1.7 m (Basement Level)
Possession Date:	15 Days -- Negotiable	Games Room:	4.6 m x 2.1 m (Basement Level)
Land Use Code:	RS -- Small Scale Residential	Storage Room:	2.9 m x 2.1 m (Basement Level)
Legal Description:	Plan 3414TR Block 33 Lot 4	Utility Room:	1.9 m x 1.0 m (Basement Level)

Goods Included: (1). Keys; (2). Garage Remotes; (3). Washer; (4). Dryer; (5). Storage Shed; (6). Hoodfan; (7). Refrigerator; (8). Electric Stove; (9). Dishwasher; & (10). Window Coverings.

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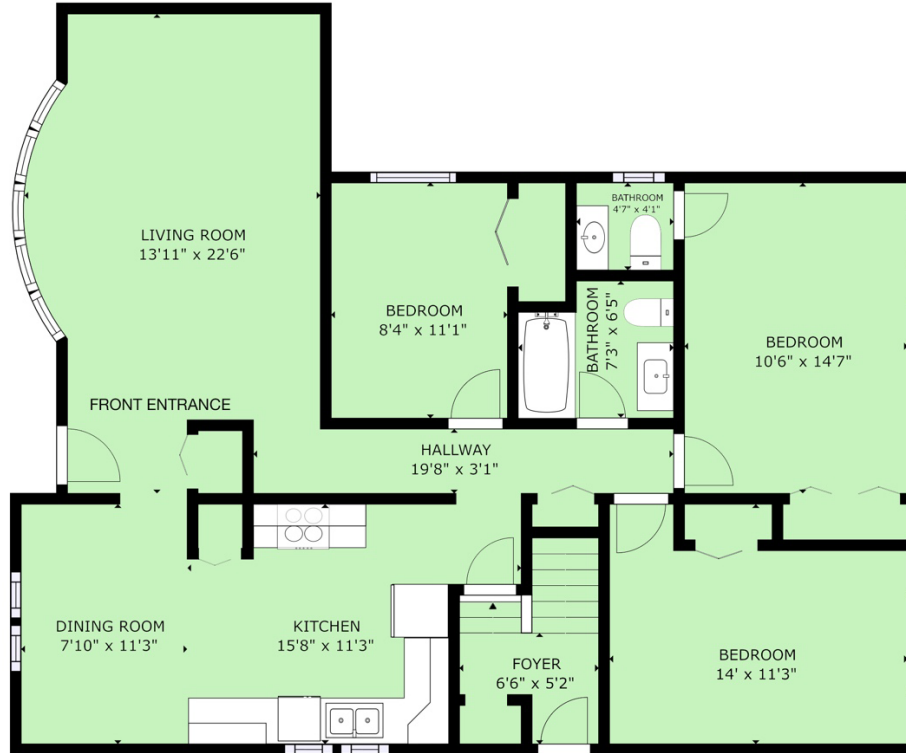
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* Buyer due diligence is required to verify all listing information presented.

Main Level Interior Layout Schematic for 4243-74 Street NW, Edmonton, Alberta, Canada (Michaels Park)



Area (RMS) = 115.0 sq. m. = 1238 sq. ft.

Basement Level Interior Layout Schematic for 4243-74 Street NW, Edmonton, Alberta, Canada (Michaels Park)



Area (Basement) = 95.6 sq. m. = 1029 sq. ft.

4243-74th Street NW, Edmonton, AB (Michaels Park) – Main Level Photos



4243-74th Street NW, Edmonton, AB (Michaels Park) – Lower Level Photos



4243-74th Street NW, Edmonton, AB (Michaels Park) – Exterior Photos



* Note: grass shown in exterior photos has been electronically seeded, watered, & mowed 😊.

4243-74th Street NW, Edmonton, AB (Michaels Park) – Garage Photos



4243-74th Street NW, Edmonton, AB (Michaels Park) -- Neighbourhood Aerial Photos



