

Excellent Ottewell Location Family Home with Great Future Potential!

9531-74th Street NW
Edmonton, Alberta
\$449,900



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

*** Great Access to Schools, Shopping, Retail, Professional Services, Capilano Shopping Center, 98 Ave., Ottewell Road, 75 Street, & Wayne Gretzky Drive!**

*** Sizeable List of Property Features and Upgrades:**

- Good Condition Bungalow Awaiting Your Finishing Touches
- Renovated Kitchen and Two Full Baths
- Nice Hardwood plus Some Newer Flooring
- Updated Painting and Light Fixtures
- Partly-Finished Basement:
 - o Very Nice Family Room and Bonus Room
 - o Extra Storage Rooms / Closets
 - o Newer Electrical Panel
- Partial Newer Fencing and Gates
- Large Deck and Nice-Sized Grassy Backyard
- Oversized Double Garage with Back Alley Access
- Newer Front Sidewalks and Roadway Paving



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



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9531-74 Street NW, Edmonton, AB

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

Area:	Southeast Edmonton -- Ottewell	Bedrooms:	3 = 3 (M)
Zone:	18	Bathrooms:	2 = 4 pc. (M) + 3 pc. (B)
Style:	Bungalow	Living Room:	5.9 m x 3.6 m (M)
House RMS Area:	1259 sq. ft. (Main Level)	Dining Room:	3.1 m x 2.5 m (M)
Basement Interior:	1090 sq. ft. (Basement Level)	Kitchen:	4.6 m x 2.7 m (M)
Year Built:	1959	Primary Bedroom:	4.2 m x 3.3 m (M)
Lot Size:	542 sq. m. (rectangular)	Bedroom #2:	3.2 m x 2.8 m (M)
Taxes:	\$4497 / yr. (2025)	Bedroom #3:	4.2 m x 2.7 m (M)
Double Garage:	Detached, Oversized	Den:	2.4 m x 2.2 m (B)
Exterior:	Vinyl Siding	Utility / Laundry:	5.9 m x 4.7 m (B)
Shingles:	Asphalt Shingles	Family Room:	5.6 m x 4.7 m (B)
Heating:	Forced Air x 1 (Natural Gas)	Bonus Room:	3.9 m x 3.1 m (B)
Possession Date:	90 Days -- Negotiable	Storage Closet #1:	1.8 m x 1.5 m (B)
Land Use Code:	RS -- Small Scale Residential	Storage Closet #2:	1.8 m x 1.5 m (B)
Legal Description:	Plan 6450KS Block 20 Lot 32	Flex Space:	3.4 m x 1.5 m (B)

Goods Included: Refrigerator; Stove; Hoodfan; Washer; Dryer; All Window Coverings; All Keys & Remotes

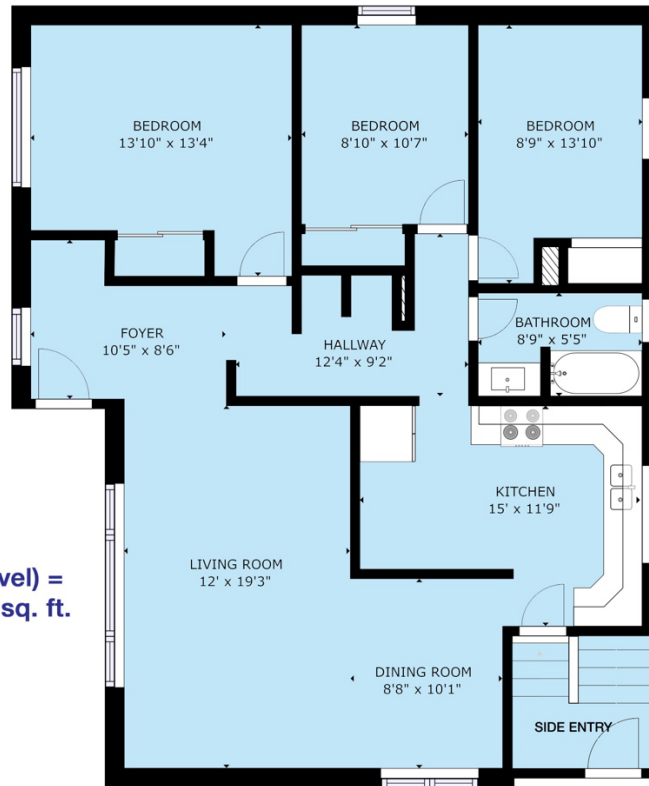
Goods Excluded: N/A



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

9531-74 Street NW, Edmonton, Alberta, Canada (Ottewell) -- Main Level Layout Schematic

**RMS Area (Main Level) =
116.9 sq. m. = 1259 sq. ft.**



9531-74 Street NW, Edmonton, Alberta, Canada (Ottewell) - Basement Level Layout Schematic

**Interior Area (Basement) =
101.2 sq. m. = 1090 sq. ft.**



9531-74th Street NW, Edmonton, Alberta (Ottewell) – Some Main Level Photos



9531-74th Street NW, Edmonton, Alberta (Ottewell) – Basement Level Photos



9531-74th Street NW, Edmonton, Alberta (Ottewell) – Some Backyard & View Photos



9531-74th Street NW, Edmonton, Alberta (Ottewell) – Some Exterior Photos



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

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9531-74th Street NW, Edmonton, Alberta (Ottewell) – Garage Photos



9531-74th Street NW, Edmonton, Alberta (Ottewell) – Some Community Aerial Photos



