

## \$430,000 - 2088 74 Street, Edmonton

MLS® #E4443451

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

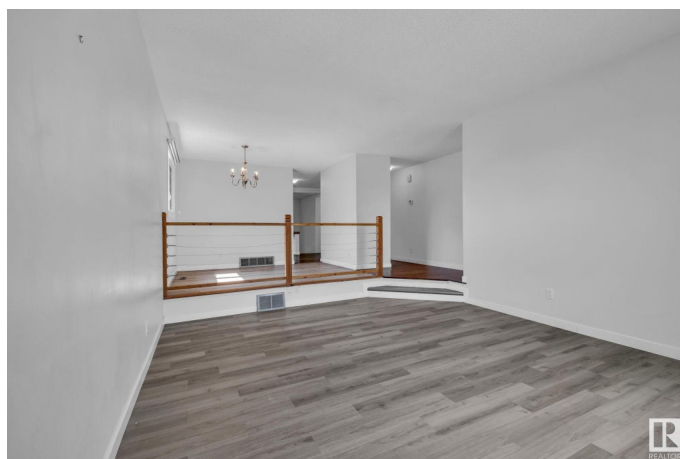
Ekota, Edmonton, AB

Searching for your first home with space to grow and a community to love? This 1516 sq ft bungalow in Ekota offers a bright, welcoming layout with 3 bedrooms, 2 full baths on the main, a sunken living room, and multiple spaces to gather or unwind. Recent upgrades over recent years include refreshed flooring, windows, and paint, along with a high-efficiency furnace and hot water tank to keep things running smoothly and comfortably. The oversized attached garage and massive pie-shaped lot with a wide deck make everyday living and weekend hosting easy. The basement is spacious with a 2-pc bath (shower rough-in) and tons of potential to make it your own. Walkable to schools from K\$12, minutes to shopping, LRT, and transit. Roof and siding need a little love\$but it\$TM's a great chance to build equity and settle into a home with real long-term value. WELCOME HOME!

Built in 1975

### Essential Information

MLS® #	E4443451
Price	\$430,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2088 74 Street
Area	Edmonton
Subdivision	Ekota
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2L4

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Clement, Ekota
Middle	St. Clement, kis <sup>a</sup> w <sup>~</sup> çtisiwin
High	Holy Trinity, J Percy Page

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	7
Zoning	Zone 29

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