

## \$405,900 - 3135 74 Street, Edmonton

MLS® #E4459035

**\$405,900**

3 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

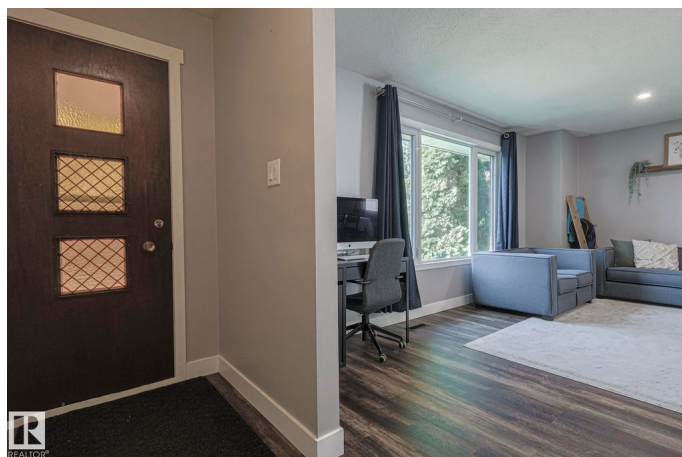
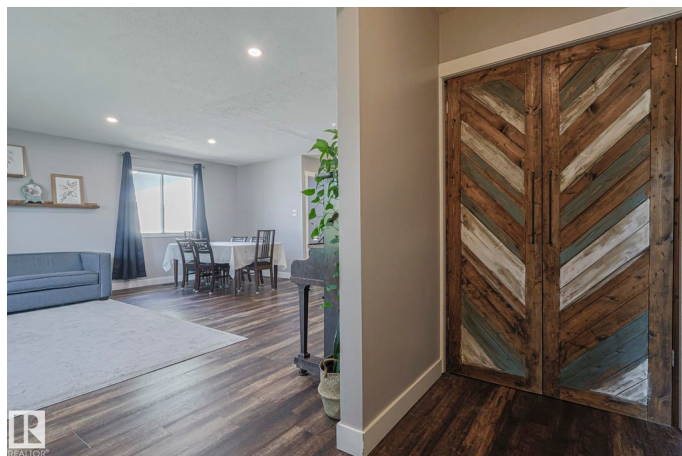
Kameyosek, Edmonton, AB

Step into warmth, light, and comfort in this beautifully upgraded 3-bedroom + den bungalow on a huge private lot backing a walking trail. Walls were opened to create flow between the kitchen, dining, and living areas, with modern vinyl plank flooring, quartz counters, and a fully renovated main bath adding style throughout. The spacious primary retreat includes a walk-in closet and ensuite, while the basement offers a new 3-pc bath, large rec space, and den. Outdoors you'll find a 10'—18' garden, mature trees, and parking for up to 5 vehicles with future garage potential. Two large sheds (one with a workbench) keep storage simple. Peace of mind comes with updates over the years, including: shingles, eaves, soffits, fascia, some windows, and fencing. All this just steps from Grey Nuns Hospital, LRT, schools, shopping, and Mill Woods Town Centre—where upgrades, location, and lifestyle come together.

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459035  |
| Price     | \$405,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,195                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3135 74 Street |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1J7        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Patio                          |
| Parking Spaces | 5                              |
| Parking        | Front Drive Access, RV Parking |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Stories           | 1                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Metal                                                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kameyosek/St Elizabeth  
Middle                              Edith Rogers/St Hilda  
High                                 J. Percy Page/Holy Trinity

**Additional Information**

Date Listed                      September 23rd, 2025  
Days on Market                21  
Zoning                              Zone 29

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Listing information last updated on October 14th, 2025 at 7:02am MDT