

\$489,000 - 10631 74 Street, Edmonton

MLS® #E4445707

\$489,000

4 Bedroom, 2.00 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

BEST ADDRESS IN TOWN! Country living in the heart of Edmonton's RIVER VALLEY - a short walk to our TRAIL SYSTEM and short short drive to the Downtown core. This **IMMACULATE OPEN BEAM BUNGALOW** just off ROWLAND ROAD in Forest Heights **FEELS** like a beautiful cottage. **THREE PLUS ONE BEDROOM/TWO FULL BATH** 1190 SF above grade with a total living space of 2000+ SF. **ORIGINAL OWNER.** This home is loved. Most upper windows are **TRIPLE PANE.** **HARDWOOD IN UPPER BEDROOMS.** **BASEMENT WET BAR. HIGH EFF. FURNACE.** Enjoy a covered carport - perfect to sit & enjoy an incoming storm while protecting your vehicle from the elements! **EAST FACING YARD IS ULTRA PRIVATE.** Wake up to the birds and listen as they serenade you all day long. Wayne Gretzky drive is literally over the bridge but it's so quiet. A fish market/coffee shop/public swimming pool/amazing schools/library/cross country ski trails/golf course & Capilano mall are all a bike ride or a short drive away. This area is extremely sought after. Come make your dreams come true.

Built in 1961

Essential Information

MLS® #

E4445707



Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10631 74 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2Y6

Amenities

Amenities	No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	No Garage, Single Carport

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane

Roof	Tar & Gravel
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 19

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Listing information last updated on July 4th, 2025 at 2:47pm MDT