

Courtesy Of Monte P Gannon Of Century 21 Masters

\$1,274,900 - 10869 74 Street, Edmonton

MLS® #E4455054

\$1,274,900

3 Bedroom, 3.00 Bathroom, 2,387 sqft

Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

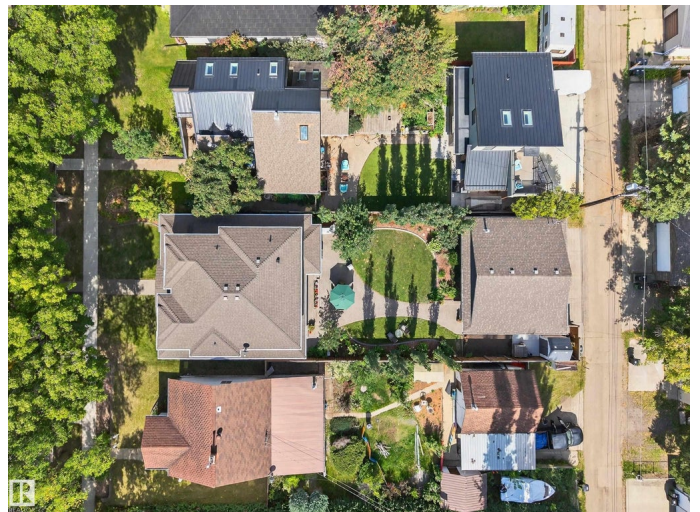
NOT a COOKIE CUTTER Outstanding executive custom home 3 houses away from ADA Blvd and river valley. Quality shines thru the 3900 sq ft of living space. Outstanding curb appeal with curved entrance roof, acrylic stucco & fantastic landscaping. Enter the spacious foyer and great room focused filled with natural light & view of yard. Custom chef kitchen, pantry, quartz countertops, gorgeous fireplace wall . Heated Porcelain tile floors, Walls of windows, main floor den/bedroom, office& access to outdoors. Bathroom , laundry, dog washing station, complete this level. Generous stairs to the massive primary suite, walk in closet, laundry room, spa ensuite, and a library or second closet or nursery space. Lower level even has a secret door! Bar area, media room, games area, exercise room or 4th bedroom, bathroom and loads of finished storage. Projection theatre equip/screen. Back garden is stunning. Aggregate concrete decks/patios, 3 car garage, professional landscaping. Discerning buyers may apply.

Built in 2016

Essential Information

MLS® # E4455054

Price \$1,274,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,387
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10869 74 Street
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2A1

Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, No Smoking Home, Patio, Vinyl Windows, Wall Unit-Built-In, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector, Garage Heater, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	16
Zoning	Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 13th, 2025 at 1:32pm MDT