

# \$384,649 - 13807 74 Street, Edmonton

MLS® #E4436028

## \$384,649

5 Bedroom, 2.00 Bathroom, 1,209 sqft  
Single Family on 0.00 Acres

Kildare, Edmonton, AB

Step back in time with this charming retro gem in the heart of Londonderry! Nestled on a quiet street and brimming with character, this spacious family home offers 5 bedrooms (3 up, 2 down) and 2 full bathrooms, including a 5-piece main bath upstairs with a brand new shower and a 3-piece bath downstairs. The bright main floor retains its vintage charm with original details throughout, while the fully finished basement features a cozy wood-burning fireplace—perfect for relaxing evenings. Enjoy ample storage and workspace in the oversized, insulated, and heated double detached garage (30x24), ideal for car enthusiasts or hobbyists. Conveniently located close to shopping, schools, parks, and all major amenities, this unique property is a rare find in a well-established community.

Built in 1967

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436028  |
| Price          | \$384,649 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,209     |
| Acres          | 0.00      |
| Year Built     | 1967      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13807 74 Street |
| Area        | Edmonton        |
| Subdivision | Kildare         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0X8         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|              |   |
|--------------|---|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Fresh Air, Mantel   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 12th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 02

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Listing information last updated on May 24th, 2025 at 2:47pm MDT