

## \$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	7
Zoning	Zone 19

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Listing information last updated on July 10th, 2025 at 9:03am MDT