

\$474,900 - 15012 74 Street, Edmonton

MLS® #E4454683

\$474,900

5 Bedroom, 3.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

LEGAL SUITED BUNGALOW in the mature community of KILKENNY! This FULLY RENOVATED home (2022) offers an incredible opportunity for investors or buyers seeking a MORTGAGE HELPER. The main floor boasts a bright and spacious layout with a large living room, modern kitchen, 3 bedrooms including a PRIMARY with its own 2PC ENSUITE, plus a beautifully updated 5PC BATH. The basement SUITE features its own kitchen, living area, 2 bedrooms, another PRIMARY with 5PC ENSUITE, and an additional full bath. That's a total of 5 BEDROOMS and 4 BATHROOMS including TWO ENSUITES! Outside you'll find a massive yard and an OVERSIZED DOUBLE DETACHED GARAGE with plenty of room for parking and storage. Located close to SCHOOLS, PARKS, SHOPPING, and easy access to major routes, this property offers style, function, and income potential all in one. Truly a TURNKEY opportunity in a fantastic neighbourhood!

Built in 1969

Essential Information

MLS® # E4454683

Price \$474,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,198
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15012 74 Street
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0Y7

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Double Garage Detached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 26th, 2025
Days on Market	5
Zoning	Zone 02

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