

## \$714,900 - 15422 74 Avenue, Edmonton

MLS® #E4450778

**\$714,900**

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Rare chance to get into desirable Rio Terrace! This beautifully renoâ€™d 1173 sqft bungalow blends quality craftsmanship w/ timeless upgrades on one of Rio's finest crescents. Great curb appeal sets the tone for the stylish, open-concept main level features hrdwd flrs, large windows, cozy gas FP & a chef-inspired kitchen w/ wood cabinetry, eat-in island & stone backsplash. 3 bdrms on the main flr including a spacious primary w/ patio doors to the yard, + a spa-like 5pc bath w/ soaker tub & glass walk-in shower. A separate entrance leads to the finished bsmt which boasts a huge rec rm w/ wet bar, 4th bdrm, 3pc bath & huge laundry rm. The landscaped yard is made for outdoor living w/ a massive patio, gazebo & dbl detached garage. This is your chance to own in one of Edmontonâ€™s most sought-after family-friendly neighbourhoods, known for top-rated schools, parks, river valley trails & mins to downtown. Whether youâ€™re upsizing, downsizing, or investingâ€™ opportunities like this in Rio Terrace donâ€™t come up often!

Built in 1961

### Essential Information

MLS® # E4450778

Price \$714,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,174                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15422 74 Avenue |
| Area        | Edmonton        |
| Subdivision | Rio Terrace     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2Y4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Patio            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Mantel                                                                                                                       |
| Stories      | 2                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 22          |

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 August 2nd, 2025 at 1:02pm MDT