

# \$969,900 - 11441 74 Avenue, Edmonton

MLS® #E4463868

**\$969,900**

4 Bedroom, 4.00 Bathroom, 2,064 sqft  
Single Family on 0.00 Acres

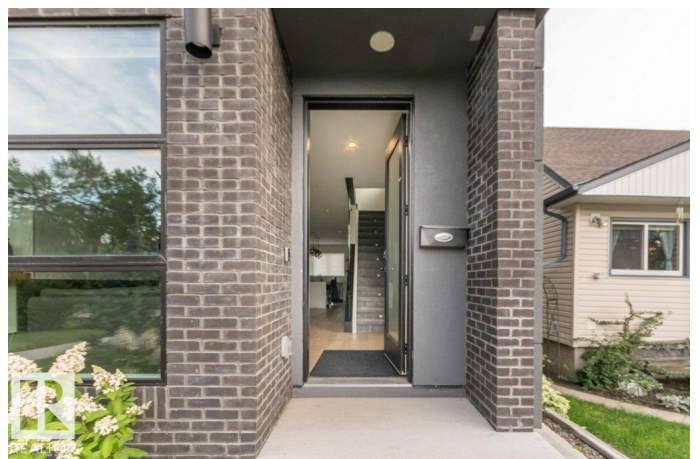
Belgravia, Edmonton, AB

Better than new - landscaped, A/C, deck, window coverings... JUST MOVE IN! This meticulously maintained property with 1 bedroom BASEMENT SUITE is nestled into the one of the best neighborhoods in Edmonton. 1 block from Belgravia School, community league, parks, walking distance to the U of A, LRT and the River Valley! Features 4 finished levels, 4 bedrooms, 5 baths and an exceptional layout. The main floor is bright well appointed with 9' ceilings, fireplace and wood flooring. You'll love your chef's kitchen which is anchored by a massive island hosting seating for 4, gas range, tones of cabinets and a large pantry. Your primary bedroom can accommodate a king sized bed and has a large walk in closet with built ins and a luxurious ensuite with his and her sinks. The 2nd floor has 2 more large bedrooms, full bath and laundry. Upstairs your private oasis is beckoning - featuring private covered roof top patio with views of downtown, huge loft with wet bar and bathroom!

Built in 2019

## Essential Information

MLS® #	E4463868
Price	\$969,900
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,064
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	11441 74 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E7

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stone, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belgravia School
Middle	McKernan
High	Scona

### **Additional Information**

Date Listed	October 28th, 2025
Days on Market	7
Zoning	Zone 15

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Listing information last updated on November 4th, 2025 at 8:32am MST