

## \$474,900 - 15316 74 Street, Edmonton

MLS® #E4435611

**\$474,900**

4 Bedroom, 2.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Mayliewan, Edmonton, AB

Fantastic two-storey family home nestled in the desirable community of Mayliewan! This inviting property features 4 spacious bedrooms and 2.5 baths, including a generously sized primary suite with a walk-in closet and 4-piece ensuite on the upper floor. The main floor boasts a bright and airy living room with a stunning bay window, formal dining area, cozy family room with a fireplace, functional kitchen, convenient mudroom, laundry, and a 2-piece bath. The basement is partially finished and ready for your personal touch. Complete with an oversized double attached garage, and situated on a quiet crescent close to schools, parks, and amenities. This is a fantastic opportunity to own a wonderful family home in a prime location!

Built in 1989

### Essential Information

MLS® #	E4435611
Price	\$474,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.00



Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15316 74 Street
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2X8

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 28

RE / Bank Owned    Yes

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 May 10th, 2025 at 1:32am MDT