

# \$384,649 - 13807 74 Street, Edmonton

MLS® #E4436028

## \$384,649

5 Bedroom, 2.00 Bathroom, 1,209 sqft  
Single Family on 0.00 Acres

Kildare, Edmonton, AB

Step back in time with this charming retro gem in the heart of Londonderry! Nestled on a quiet street and brimming with character, this spacious family home offers 5 bedrooms (3 up, 2 down) and 2 full bathrooms, including a 5-piece main bath upstairs with a brand new shower and a 3-piece bath downstairs. The bright main floor retains its vintage charm with original details throughout, while the fully finished basement features a cozy wood-burning fireplace—perfect for relaxing evenings. Enjoy ample storage and workspace in the oversized, insulated, and heated double detached garage (30x24), ideal for car enthusiasts or hobbyists. Conveniently located close to shopping, schools, parks, and all major amenities, this unique property is a rare find in a well-established community.

Built in 1967

### Essential Information

MLS® #	E4436028
Price	\$384,649
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.00
Year Built	1967



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13807 74 Street
Area	Edmonton
Subdivision	Kildare
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0X8

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Fresh Air, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
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Days on Market 6

Zoning Zone 02

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