

\$430,000 - 2088 74 Street, Edmonton

MLS® #E4443451

\$430,000

3 Bedroom, 2.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

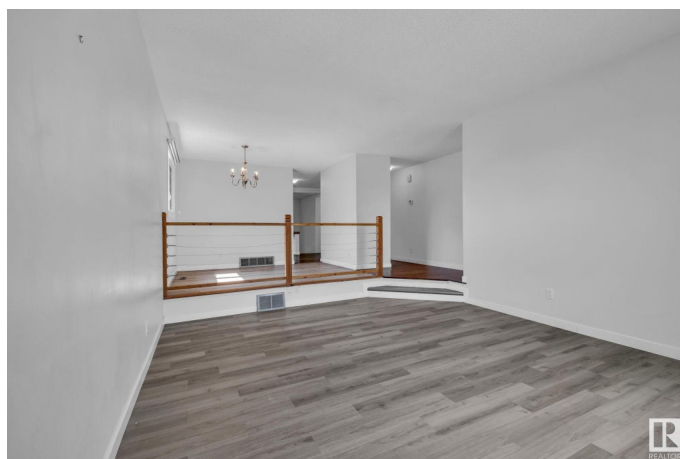
Ekota, Edmonton, AB

Searching for your first home with space to grow and a community to love? This 1516 sq ft bungalow in Ekota offers a bright, welcoming layout with 3 bedrooms, 2 full baths on the main, a sunken living room, and multiple spaces to gather or unwind. Recent upgrades over recent years include refreshed flooring, windows, and paint, along with a high-efficiency furnace and hot water tank to keep things running smoothly and comfortably. The oversized attached garage and massive pie-shaped lot with a wide deck make everyday living and weekend hosting easy. The basement is spacious with a 2-pc bath (shower rough-in) and tons of potential to make it your own. Walkable to schools from K\$12, minutes to shopping, LRT, and transit. Roof and siding need a little love\$but it\$TM's a great chance to build equity and settle into a home with real long-term value. WELCOME HOME!

Built in 1975

Essential Information

| | |
|------------|-----------|
| MLS® # | E4443451 |
| Price | \$430,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,516 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2088 74 Street |
| Area | Edmonton |
| Subdivision | Ekota |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 2L4 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---|
| Elementary | St. Clement, Ekota |
| Middle | St. Clement, kis ^a w [~] çtisiwin |
| High | Holy Trinity, J Percy Page |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 29 |

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Listing information last updated on July 1st, 2025 at 2:03pm MDT