



Edmonton
2058 74 ST NW

Ekota LP: \$350,000
T6M 1T7 SP: 

Listing ID # E4480929
Building Type Detached Single Family
Style Bi-Level
Year Built 1976
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,057.35

Sold Date
Bedrooms Above 2
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 98.23

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Affordable home ownership on a generous lot is waiting for you. With 4 bedrooms and 2 full bathrooms, this well-designed 1057 sq ft bi-level has all the space your busy family needs. The main floor offers a large living room with a sunny east facing picture window. The eat-in kitchen has an unobstructed view to the back yard. A standout feature on this level is the heated sunroom/greenhouse. It's the kind of space that quickly becomes a favorite retreat. Downstairs you will find a spacious second kitchen with plenty of cabinets. It could also be a hobby room or a dedicated studio. The lower level 4 piece bath is central to both large bedrooms. The large cold storage room is great for preserves or extra pantry space. Enjoy the oversized west facing deck and fenced back yard. Parking for two vehicles on a concrete front drive. Recent updates include hot water tank, furnace, several main floor windows and shingles. BONUS.....the house has air conditioning!! Close to schools, shopping, and public transit.

Directions

Living Room	4.55x3.98	M	Bedroom 3	4.46x2.91	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.52x3.21	M	Bedroom 4	4.12x2.91	B	1	4	M	No	Main	98.23	1,057.35
Kitchen	2.15x2.02	M	Sun Room	3.08x3.07	M	2	4	B	No	Upper		
Family Room			Second Kitchen	3.63x3.43	B	3				Above Grd		
Den			Laundry Room	3.68x2.39	B	4				Lower		
Bonus Room			Storage Room		B	5				Below Grd		
Primary Bedrm	3.94x3.72	M				6				Tot Flr AG	98.23	1,057.35
Bedroom 2	3.87x2.71	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Linoleum
Features Air Conditioner, Deck, Sunroom

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No
Garage Suite No
Garden Suite No
Lot Shape Pie Shaped
Lot Size SqM 647.08
Zoning
Tax Amount \$3,279.99 / 2025
Conform Type Title Insurance
Conform Year
Goods Incl Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer
Goods Excl

Goods Incl Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer

Warranty

Fireplace
FP Fuel
FP Type

Site Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking 2 Outdoor Stalls, Front Drive Access, Parking Pad Cement/Paved

Road Access Paved

Park Encl/Tot / 2 **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	