




Edmonton
14227 74 ST NW

Kildare LP: \$419,900
T5C 0Y1 SP: 

Listing ID # E4483782
Building Type Detached Single Family
Style Bungalow
Year Built 1967
Full Baths 2
Half Baths 1
Total Baths 2.1
Tot Flr AG SqFt 1,189.10

Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 110.47

ACTIVE

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

Upgraded family home with a SECOND KITCHEN! With 3 generously-size bedrooms & 2.5 bathrooms in almost 2300 sq ft, this is the perfect family home. Open and flooded with natural light, the main living space features durable ceramic tile & laminate floors, functional kitchen with stainless steel appliances & a pantry. A breakfast bar & dining room off the kitchen offer dining options. Enjoy the privacy of a 2-pce ensuite and the convenience of a 4-pce bathroom on the main floor. The fully finished basement comes complete with a second kitchen with an island, large rec room, full bathroom & potential 4th bedroom. Feel comfortable knowing that many upgrades have been done including windows, 100 amp service, extra attic insulation, new furnace (2021), and new HWT, dishwasher, fridge & washing machine (2023). A large, fenced yard and oversized & insulated detached double garage is a bonus, with room for 2 cars to park on the driveway. Live walking distance to schools, shopping, transit & a recreation centre.

Directions

Living Room	3.65x5.87m	M	Bedroom 3	3.18x3.42m	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.44x2.86m	M	Bedroom 4			1	4	M	No	Main		
Kitchen	4.55x3.69m	M				2	2	M	Yes	Upper		
Family Room	3.92x7.82m	B				3	3	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.17x4.04m	M				6				Tot Flr AG	110.47	1,189.10
Bedroom 2	3.46x2.42m	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco, Wood
Flooring Ceramic Tile, Laminate Flooring, Linoleum
Features Off Street Parking, On Street Parking, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, See Remarks

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** Northwest
Lot Size SqM 557.24 **F x D (m)** x
Zoning
Tax Amount \$3,761.59 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Vacuum Systems, Washer, Window Coverings, Stoves-Two

Warranty

Site Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot /

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	