

# **\$1,274,900 - 10869 74 Street, Edmonton**

MLS® #E4455054

**\$1,274,900**

3 Bedroom, 3.00 Bathroom, 2,387 sqft

Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

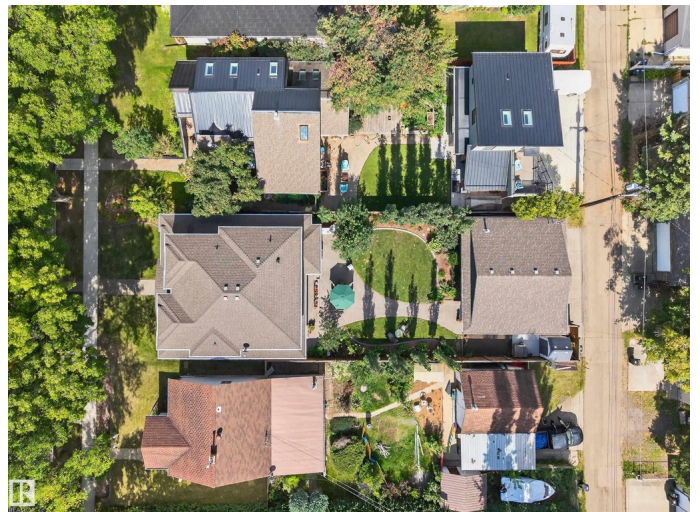
NOT a COOKIE CUTTER Outstanding executive custom home 3 houses away from ADA Blvd and river valley. Quality shines thru the 3900 sq ft of living space. Outstanding curb appeal with curved entrance roof, acrylic stucco & fantastic landscaping. Enter the spacious foyer and great room focused filled with natural light & view of yard. Custom chef kitchen, pantry, quartz countertops, gorgeous fireplace wall . Heated Porcelain tile floors, Walls of windows, main floor den/bedroom, office& access to outdoors. Bathroom , laundry, dog washing station, complete this level. Generous stairs to the massive primary suite, walk in closet, laundry room, spa ensuite, and a library or second closet or nursery space. Lower level even has a secret door! Bar area, media room, games area, exercise room or 4th bedroom, bathroom and loads of finished storage. Projection theatre equip/screen. Back garden is stunning. Aggregate concrete decks/patios, 3 car garage, professional landscaping. Discerning buyers may apply.

Built in 2016

## **Essential Information**

MLS® # E4455054

Price \$1,274,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,387
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10869 74 Street
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2A1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, No Smoking Home, Patio, Vinyl Windows, Wall Unit-Built-In, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector, Garage Heater, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 09

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Listing information last updated on August 29th, 2025 at 11:48am MDT