

## **\$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 | 13                |
| Zoning         | Zone 09           |

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Listing information last updated on September 10th, 2025 at 6:32am MDT