

\$650,000 - 15426 74 Avenue, Edmonton

MLS® #E4463940

\$650,000

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Terrific family home located in the desirable community of Rio Terrace! This unique 4-level split is located on a very quiet street, sits upon a beautiful 6300+ sqft lot, offers 1900+ sqft of living space, 4 total bedrooms, 2 full baths, and has undergone major renovations! The main floor features a spacious floor plan, great kitchen w/s.s. appliances and granite counters, open beam living area w/lavish fireplace, and formal dining. Upstairs you will find 2 good sized bedrooms and full bath. The lower level offers 2 additional bedrooms and additional full bath. The fully finished basement features a huge rec area and storage space. Outside you will enjoy the very private yard and mature landscaping. Extensive renovations include: newer kitchen, windows, roof, flooring, furnace, electrical, appliances, paint, exterior, driveway, landscaping, and much more! Located steps to great schools, public transit, close proximity to the University of Alberta and downtown. Great opportunity in a great area!

Built in 1961

Essential Information

MLS® #	E4463940
Price	\$650,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	15426 74 Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2Y4

Amenities

Amenities	No Animal Home, No Smoking Home, Open Beam
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

School Information

Elementary	Patricia Heights
Middle	Laurier Heights
High	Jasper Place

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 2:32pm MDT