

\$495,000 - 9622 72 Avenue, Edmonton

MLS® #E4430228

\$495,000

3 Bedroom, 1.50 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

CHARMING & FULL OF CHARACTER, this delightful 1.5-storey home is a true find with fantastic street appeal! Nestled in the heart of Ritchie, this cozy, updated home offers 1600 sqft of living space with 3 bedrooms & 1.5 bathrooms. Main floor features a warm & inviting living room, a beautifully reno'd kitchen with full appliances, including a new stove (2024) & dishwasher (2023), a primary bedroom (currently used as a dining room) & an updated 4pc bathroom. Upstairs, you'll find two generously-sized bdrms. The fully finished bsmt offers a large rec room, 2pc bathroom, laundry, HE furnace, HWT (2023), along with plenty of storage space. Many updates over the years, including siding, shingles, composite steps & decking. Outside, you'll love the expansive backyard, complete with plenty of concrete work, a 21x19 garage with single garage door & a greenhouse attached. Located just minutes from the vibrant Ritchie Market, Mill Creek trail system, and Whyte Avenue's shops & cafes! LOT VALUE PLUS A GREAT HOME!

Built in 1947

Essential Information

MLS® # E4430228

Price \$495,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,013 |
| Acres | 0.00 |
| Year Built | 1947 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9622 72 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0Y6 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, Patio |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 22 |
| Zoning | Zone 17 |

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