# \$739,900 - 9646 73 Avenue, Edmonton

MLS® #E4438838

### \$739,900

5 Bedroom, 3.50 Bathroom, 1,884 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Custom built 2 storey with a total of 5 bedrooms and a second kitchen in basement located at the sought after Ritchie neighbourhood. High ceiling in foyer. Gleaming hardwood floor on main and stairways. Cozy living room with electric fireplace. Open kitchen with new light fixtures, white cabinets, granite countertops, central island, walk in pantry and ceramic tiled floor. Dining area with patio door to sunroom. Upstairs features 3 spacious bedrooms and 4 pcs bath. Primary bedroom with 5 pcs ensuite including jacuzzi and double sink. Basement has side door entry, 9'H ceiling and fully finished with kitchen, 2 bedrooms, 4pcs bath and laundry room. Low maintenance backyard with large new deck. Other outstanding features including Hi efficiency furnace, newer hot water tank, 2 sets of washer and dryer and new garage shingles. Conveniently located with close proximity to schools, bus, shops, ravine and easy access to U of A, Whyte Ave and downtown core. Excellent family home.



#### **Essential Information**

MLS® # E4438838
Price \$739,900
Lease Rate \$1,000







Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,884

Acres 0.00

Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 9646 73 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1B2

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck

Parking Spaces 3

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Countertop Electric, Stove-Electric, Window

Coverings, Dryer-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Oak Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Metal, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Metal, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 28th, 2025

Days on Market 141

Zoning Zone 17

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