

## \$769,900 - 9646 73 Avenue, Edmonton

MLS® #E4417108

### \$769,900

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

Ritchie, Edmonton, AB

Bright and clean 3 bedroom 2 storey with second kitchen in basement. Recently renovated with newer paint. High ceiling in foyer. Hardwood floor on main and stairways. Living room with electric fireplace. Open kitchen with new light fixtures, white cabinets, granite countertop, central island, walk in pantry and ceramic tiled floor. Dining area with patio door to sunroom. Upstairs featuring 3 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. New garage shingles. Some newer metal siding, Hi efficiency furnace, newer hot water tank, 2 sets of washer & dryer, wall mounted air conditioning and concrete sidewalk. Great location in popular Ritchie neighborhood with close proximity to schools, bus, shops, ravine and easy access to U of A, Whyte Ave and downtown core.

Built in 2006

### Essential Information

MLS® #	E4417108
Price	\$769,900
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	January 6th, 2025
Days on Market	95
Zoning	Zone 17

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 April 11th, 2025 at 8:17pm MDT