

## \$639,900 - 9534 73 Avenue, Edmonton

MLS® #E4422652

**\$639,900**

4 Bedroom, 3.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Like-new 2 storey half duplex, 3 blocks away from gorgeous Mill Creek Ravine! Beautiful, high quality finishings throughout. Gleaming hardwood floors and bright, south facing front room with large window. Modern kitchen boasts large island with quartz counter tops and stainless steel appliances. Walk-in pantry with built in shelving and abundant cupboards make for a wonderful cook's kitchen. Bright open living room has gas fireplace with mantel; large window overlooks zero maintenance composite deck. 2 gorgeous high windows in living room bring morning sunshine and give a view of mature trees all day long. Upstairs are 3 generously sized bedrooms, including south facing master with beautiful ensuite bathroom with double sinks and large walk-in shower. 2nd floor laundry for added convenience. Basement has large bedroom and full bathroom, along with sizable, bright 2nd family room space. Home is fully fenced and landscaped with double garage in back. Close to schools, trails and trendy Ritchie market!

Built in 2017

### Essential Information

MLS® # E4422652

Price \$639,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,457         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9534 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1A9        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Front/Rear Drive Access                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Hazeldean School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 54                  |
| 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 19th, 2025 at 7:32pm MDT