

## \$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 | 116               |
| Zoning         | Zone 17           |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT