

## \$1,195,000 - 9803 74 Avenue, Edmonton

MLS® #E4449806

**\$1,195,000**

5 Bedroom, 4.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Immaculate 2,200 sq ft two-storey on a full-size lot with a fully finished basement and a legal one-bedroom garage suite—ideal for extended family or rental income. Thoughtfully designed with classic charm and modern touches, this 4-bedroom home (3 up, 1 down) features hickory flooring, a chef's kitchen with quartz island, 5-burner gas stove, and high-end appliances. The open-concept main floor includes a spacious dining area and family room that opens to a sunny south-facing yard with an oversized deck. Upstairs offers walk-in closets in every bedroom, a stylish 4-piece ensuite, upstairs laundry, and a second full bath. The basement adds a large rec room and guest bedroom, while the garage suite has a private entrance, full kitchen, laundry, and 5 appliances. Finished landscaping, a large mudroom, custom built-ins, and 200 Amp service to the house complete this one-of-a-kind home!

Built in 2016

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4449806    |
| Price      | \$1,195,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,217                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9803 74 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1G1        |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, No Smoking Home, Infill Property |
| Parking   | Double Garage Detached, Heated, Insulated, Stall, See Remarks              |

### Interior

|                   |                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Metal, Hardie Board Siding                              |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Metal, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 17         |

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Listing information last updated on August 5th, 2025 at 2:17am MDT