

\$698,900 - 9647 73 Avenue, Edmonton

MLS® #E4450768

\$698,900

3 Bedroom, 2.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

RARE FIND IN RITCHIE! This meticulously maintained 1935 sq.ft. two-story home offers a prime location in one of Edmonton's most sought-after communities. Proudly owned by the original owner. The main floor welcomes you with a formal living & dining room. Continue into the open-concept kitchen, breakfast nook & cozy family room featuring a gas fireplace. Step out onto the spacious deck overlooking a beautifully landscaped, private backyard—ideal for summer gatherings & quiet evenings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet & large 5-pcs ens. A second 4-pcs main bath. The fully finished basement (20m²) a utility/laundry area, & direct access to the double attached garage - a rare and practical feature in this area. Major updates include a new furnace (2023) & roof (2017). Located just steps from Mill Creek Ravine trails, & minutes to trendy cafes, restaurants, schools, shopping on Whyte Ave Easy access to the University of Alberta & downtown.

Built in 1996

Essential Information

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Price \$698,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9647 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B3

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Indoor, Front Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cross Fenced, Fenced, Landscaped, Playground Nearby,

	Public Transportation, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	6
Zoning	Zone 17

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