

\$875,000 - 9324 75 Avenue, Edmonton

MLS® #E4434630

\$875,000

8 Bedroom, 5.50 Bathroom, 3,746 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Enjoy an unbeatable location minutes from downtown, the UofA, AND backing right on to the picturesque Mill Creek Ravine; this versatile two-storey property is perfect for MULTIGEN LIVING, or investors with 2 suites. Total of 8 bedrooms and 5.5 bathrooms. The front main suite includes 4 bedrooms, 3 full bathrooms, and an office, with a gourmet kitchen boasting a Wolf oven, induction cooktop with hood fan, high-end Miele dishwasher, and Sub-Zero refrigerator complemented by Thomasville soft-close cabinetry and granite countertops. The connected rear IN-LAW SUITE provides 4 additional bedrooms, 2.5 bathrooms, and a finished ~1300 square foot basement, while the main unit has a partially finished ~750 square foot basement. The property features a single heated attached garage in front, AND detached oversized THREE CAR GARAGE at the rear, and a large concrete parking pad secured by an electric gate. Recent updates include: new windows installed in March 2025 and flooring throughout.

Built in 1970

Essential Information

MLS® # E4434630

Price \$875,000



| | |
|----------------|------------------------|
| Bedrooms | 8 |
| Bathrooms | 5.50 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 3,746 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9324 75 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1H2 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, R.V. Storage, Vinyl Windows, Wood Windows |
| Parking Spaces | 8 |
| Parking | Front Drive Access, Heated, Insulated, Rear Drive Access, Single Garage Attached, Triple Garage Detached |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Freestanding, Glass Door, Woodstove |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Composition, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Composition, Vinyl |
| Foundation | Concrete Perimeter, See Remarks |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 107 |
| Zoning | Zone 17 |

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Listing information last updated on August 20th, 2025 at 2:47am MDT