# \$665,000 - 9552 73 Avenue, Edmonton

MLS® #E4439254

#### \$665.000

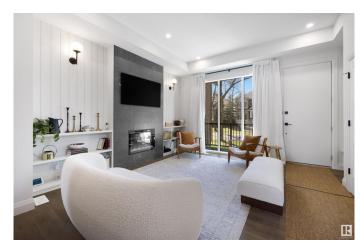
4 Bedroom, 3.50 Bathroom, 1,550 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Located in the heart of Ritchie, and close to Ritchie Market, Mill Creek Ravine, and Whyte Ave, this stunning 4 bedroom half-duplex offers stylish living close to all the action. The front porch welcomes you into your spacious living room with 10' ceilings and fireplace feature wall. The open concept floor plan flows into the upgraded kitchen with stainless steel appliances, oversized island, and two-tone cabinetry & quartz countertops. Beyond the kitchen lies your bright and functional dining area and mudroom. Head upstairs where you'II find your primary suite with 10' ceilings, built-in closets, and ensuite. The 2 additional bedrooms, 4-piece bath, and laundry complete the upstairs. The fully finished basement provides a large family room, wet bar, 4-piece bathroom, and 4th bedroom. Enjoy entertaining in your backyard with rear concrete patio, gas BBQ hook-up, and sizeable yard. Day to day life is easier with your double detached garage and AC rough-in. Countless upgrades throughout. A must see!







Built in 2021

## **Essential Information**

MLS® # E4439254 Price \$665,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,550

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 9552 73 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1A9

#### **Amenities**

Amenities On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Hot

Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows,

Wet Bar, Infill Property, Natural Gas BBQ Hookup

Parking Spaces 2

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **School Information**

Elementary St. James, JH Picard
Middle JH Picard, Donnan
High JH Picard, Strathcona

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 7

Zoning Zone 17

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