

Courtesy Of Erin Holowach Of ComFree

## \$639,900 - 9534 73 Avenue, Edmonton

MLS® #E4422652

**\$639,900**

4 Bedroom, 3.50 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Like-new 2 storey half duplex, 3 blocks away from gorgeous Mill Creek Ravine! Beautiful, high quality finishings throughout. Gleaming hardwood floors and bright, south facing front room with large window. Modern kitchen boasts large island with quartz counter tops and stainless steel appliances. Walk-in pantry with built in shelving and abundant cupboards make for a wonderful cook's kitchen. Bright open living room has gas fireplace with mantel; large window overlooks zero maintenance composite deck. 2 gorgeous high windows in living room bring morning sunshine and give a view of mature trees all day long. Upstairs are 3 generously sized bedrooms, including south facing master with beautiful ensuite bathroom with double sinks and large walk-in shower. 2nd floor laundry for added convenience. Basement has large bedroom and full bathroom, along with sizable, bright 2nd family room space. Home is fully fenced and landscaped with double garage in back. Close to schools, trails and trendy Ritchie market!

Built in 2017

### Essential Information

MLS® #	E4422652
Price	\$639,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9534 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A9

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached, Front/Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	40
Zoning	Zone 17

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Listing information last updated on April 5th, 2025 at 9:32am MDT