

\$420,000 - 9619 73 Avenue, Edmonton

MLS® #E4437521

\$420,000

3 Bedroom, 1.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

You have dreamed of living in Ritchie, a SPECIAL NEIGHBOURHOOD where you can HOP ON YOUR BIKE or WALK A FEW STEPS to the MILL CREEK TRAILS & RITCHIE MARKET. Placed on a HUGE 44x132 lot with a NEWER, 28X24 INSULATED GARAGE & 8'™DOOR, this 3 BDRM has been CAREFULLY UPGRADED to respect the original charm. A BRIGHT, UPDATED KITCHEN greets you. The kitchen opens to the SPACIOUS LIVING ROOM that is ready for your full sized furniture. EXTRA LARGE, UPDATED WINDOWS envelop the home, allowing NATURAL LIGHT to illuminate the entire space. Original HARDWOOD leads you from the living room to the MAIN FLOOR BEDROOM. The 4PC BATH HAS BEEN RENOVATED. The MAIN FLOOR LAUNDRY is cleverly placed in the FLEXIBLE VESTIBULE that can also serve as a PANTRY & STORAGE. The HARDWOOD flooring carries upstairs to the 2nd & 3rd BEDROOMS. A VAST WRAP AROUND DECK overlooks the GIGANTIC, PRIVATE YARD. Prepare your meals DIRECT FROM THE GARDEN. Live more sustainably, where NATURE & THE BEST EVERY DAY CONVENIENCES ALIGN, simply a WINNER!

Built in 1947

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4437521 |
| Price | \$420,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,045 |
| Acres | 0.00 |
| Year Built | 1947 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9619 73 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1B3 |

Amenities

| | |
|-----------|---|
| Amenities | See Remarks |
| Parking | Double Garage Detached, Insulated, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------|
| Elementary | Hazeldean |
| Middle | Donnan |
| High | Strathcona |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 4 |
| Zoning | Zone 17 |

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Listing information last updated on May 24th, 2025 at 11:32pm MDT