

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$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'll 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	17
Zoning	Zone 17

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