

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 | 14 |
| Zoning | Zone 17 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 12th, 2025 at 10:17pm MDT