

## \$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	3
Zoning	Zone 17

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