

## \$749,900 - 9607 73 Avenue, Edmonton

MLS® #E4455646

### \$749,900

5 Bedroom, 3.00 Bathroom, 1,456 sqft  
Single Family on 0.00 Acres

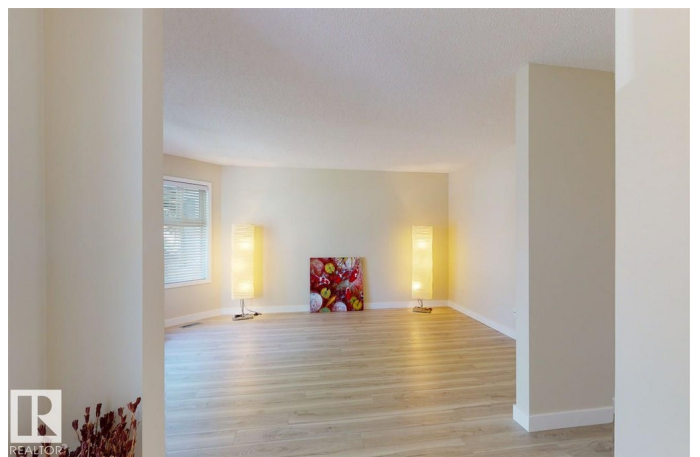
Ritchie, Edmonton, AB

**TURN KEY RENTAL!!**The entire main floor of this spacious bi-level duplex has been renewed and the result is fabulous! Light plank flooring, creamy colored walls and white doors and trim have brought the 1450 s.f. main level suite up to today's design standards. Gorgeous floors are seamless throughout, from the front living room to the bright and airy kitchen/dining area, through to 2 good sized bdrm, main 4-pc bath, to the huge master bdrm & 3-pc ensuite/walk-in closet. The kitchen has tons of cupboards, a floating island! Garden door leading out to sunny upper deck, overlooking fenced, low maintenance backyard. Fantastic location on a beautiful tree-lined street in Ritchie, 5 blocks to Mill Creek Ravine, 15 minute walk to Whyte ave, quick access to U of A and downtown, 3 blocks to shops and brewery at Ritchie Plaza. It has the added benefit of mortgage helper in well designed 2 bdrm suite, all new flooring and paint, separate utilities and laundry. Detached garage is split in 2 plus extra parking.

Built in 2001

### Essential Information

MLS® #	E4455646
Price	\$749,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

### **Community Information**

Address	9607 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B3

### **Amenities**

Amenities	Deck, Fire Pit, Skylight
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 10

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 September 12th, 2025 at 3:48pm MDT