

## \$449,900 - 9718 72 Avenue, Edmonton

MLS® #E4424568

**\$449,900**

3 Bedroom, 1.00 Bathroom, 1,001 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

In the family for nearly 60 years, it's time to pass this Ritchie gem along to another family! This home has been well maintained, as the last several years have seen the furnace, HWT, shingles and LR window replaced, the bathroom renovated, and the electrical panel updated. The unfun stuff! The back porch doubles as a great storeroom, and the back door leads to the deck and generous rear yard for those summer parties! Location? On Ritchie's southern edge, it is perfectly situated to take advantage of easy commutes, or leave the vehicle home and walk! 15 minutes will take you to Whyte Ave and Old Strathcona Market, or enjoy the rejuvenation 76 Ave is undergoing! There are excellent schools and places of worship in the area....anything you could require is literally minutes away. The area is alive with new homes being built and older homes being renovated as this continues to be a wonderful area of the city to call home!

Built in 1947

### Essential Information

MLS® #	E4424568
Price	\$449,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,001
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9718 72 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y8

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Television Connection
Parking Spaces	2
Parking	Shop, See Remarks

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market 6

Zoning Zone 17

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