

Courtesy Of Erin Holowach Of ComFree

\$474,000 - 9367 75 Avenue, Edmonton

MLS® #E4424908

\$474,000

5 Bedroom, 3.00 Bathroom, 1,346 sqft
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Perfect property -3 self contained living areas on 3 levels. First time buyers and Investors! Infill opportunity! 33 x 132â€™ Lot. Walking distance to the new LRT line, easy bus access, Ritchie market, & Mill creek Ravine & walking Paths. Main floor has 2 bedroom w/living spaces (master very large hardwood renovated) , kitchen and nice 4-PC bathroom(renovated). Downstairs renovation has another 2-bedrooms w/ living spaces, kitchenette, & 4-PC bathroom. Upper Loft includes studio style with kitchen sink, gas stove, 3-PC bathroom, and gas furnace. Laundry is shared & located in the basement, along with mechanical room + storage. Front and rear entrances with separate door into every level. Nice fenced backyard, along with 20â€™ x 22â€™ double garage with parking also on slab. Eco friendly apples off the tree, garden space, and clothes line. Property offers many possibilities, whether looking to enjoy its mid-century appeal with all new windows , or long-term investors seeking a rare piece of Ritchie real estate.

Built in 1952

Essential Information

MLS® #	E4424908
Price	\$474,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9367 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H3

Amenities

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Television Connection, Wall Unit-Built-In
Parking Spaces	3
Parking	2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Satellite TV Dish, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Environmental Reserve, Fenced, Flat Site, Fruit

Trees/Shrubs, Playground
Transportation, Schools, Sho
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter



Additional Information

Date Listed March 10th, 2025
Days on Market 3
Zoning Zone 17

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Listing information last updated on March 13th, 2025 at 9:32am MDT