

\$449,900 - 9515 75 Avenue, Edmonton

MLS® #E4426604

\$449,900

3 Bedroom, 2.00 Bathroom, 1,194 sqft
Single Family on 0.00 Acres

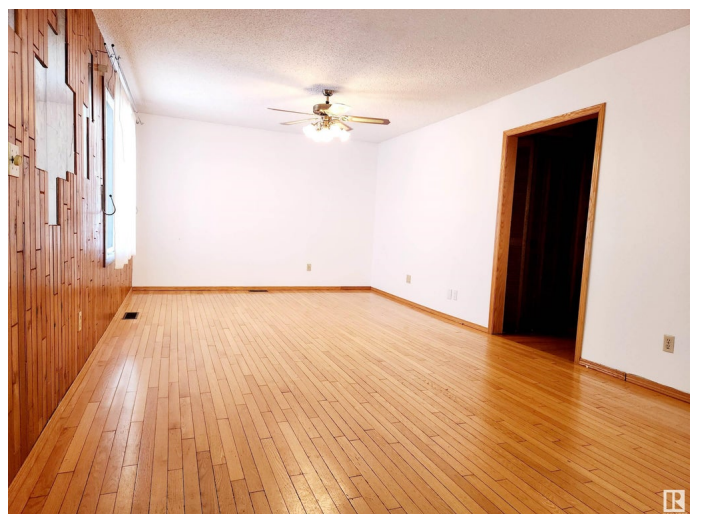
Ritchie, Edmonton, AB

Nestled on a quiet, tree-lined street in the highly sought-after Ritchie neighborhood, this charming 3 bed/2 bath raised bungalow offers a warm and inviting atmosphere. The main floor features a spacious front mudroom, living room, bright kitchen with plenty of storage, a charming breakfast nook, a primary bedroom with two closets, den and a 4-pc bath. A separate entrance provides access to the basement, which has the potential to accommodate a full kitchen with the addition of appliances, 2 bedrooms, a 3-pc bath, a fully functional sauna, and a rec room. Hardwood flooring throughout the home enhances its character and charm. Outside, you'll find a large south-facing backyard with a parking pad, providing ample space for parking. The central location offers easy access to Richie Market, Whyte Avenue, local restaurants, and is just a short distance to Mill Creek Ravine trails, downtown, as well as the University of Alberta and the hospital. This home is ideal for first-time buyers, families, or investors.

Built in 1946

Essential Information

MLS® #	E4426604
Price	\$449,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9515 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H5

Amenities

Amenities	Deck
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 20th, 2025

Days on Market 14

Zoning Zone 17

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Listing information last updated on April 3rd, 2025 at 12:47am MDT