

Courtesy Of Jeffrey Scott Of RE/MAX River City

\$755,000 - 9863 73 Avenue, Edmonton

MLS® #E4415965

\$755,000

5 Bedroom, 3.50 Bathroom, 2,056 sqft
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Stylish 5-Bedroom Ritchie Home with Income-Generating Basement Suite! This 2,000 Sq.Ft+ 5-bedroom, 3.5-bathroom home in desirable Ritchie offers luxury & income potential. The main floor features a spacious flex room, chef's kitchen with quartz countertops, tiled backsplash, SS Samsung appliances, & sit-up peninsula bar. The open-concept design flows into a cozy living room, dining area, & a nice rear boot room entry to the 10' x 10' deck. A 2-piece bath completes the level. Upstairs boasts 3 bedrooms, including the massive primary suite with a walk-in closet (custom organizers) & a spa-like 5-piece en suite. 2 additional bedrooms, a 5-piece main bath, & laundry room add convenience. The legal 2-bedroom basement suite with a separate entrance, full kitchen, & laundry offers excellent income potential or multi-generational living. Additional features include a double detached garage & good storage. Close to U of A, parks, schools, & amenities, this home is perfect for families or investors. Don't miss out!

Built in 2015

Essential Information

MLS® # E4415965

Price \$755,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9863 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B7

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Infill Property, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed December 10th, 2024

Days on Market 93

Zoning Zone 17

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