\$729,900 - 9607 73 Avenue, Edmonton

MLS® #E4455646

\$729,900

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 \$729,900

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 57

Zoning Zone 17

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