

## \$739,900 - 9646 73 Avenue, Edmonton

MLS® #E4438838

**\$739,900**

5 Bedroom, 3.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Custom built 2 storey with a total of 5 bedrooms and a second kitchen in basement located at the sought after Ritchie neighbourhood. High ceiling in foyer. Gleaming hardwood floor on main and stairways. Cozy living room with electric fireplace. Open kitchen with new light fixtures, white cabinets, granite countertops, central island, walk in pantry and ceramic tiled floor. Dining area with patio door to sunroom. Upstairs features 3 spacious bedrooms and 4 pcs bath. Primary bedroom with 5 pcs ensuite including jacuzzi and double sink. Basement has side door entry, 9'H ceiling and fully finished with kitchen, 2 bedrooms, 4pcs bath and laundry room. Low maintenance backyard with large new deck. Other outstanding features including Hi efficiency furnace, newer hot water tank, 2 sets of washer and dryer and new garage shingles. Conveniently located with close proximity to schools, bus, shops, ravine and easy access to U of A, Whyte Ave and downtown core. Excellent family home.

Built in 2006

### Essential Information

MLS® # E4438838

Price \$739,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9646 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1B2        |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck |
| Parking Spaces | 3                                    |
| Parking        | Double Garage Detached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Oak Surround   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Metal, Vinyl |
|----------|--------------------|

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 112            |
| Zoning         | Zone 17        |

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Listing information last updated on September 17th, 2025 at 5:32pm MDT