

## \$698,900 - 9647 73 Avenue, Edmonton

MLS® #E4450768

**\$698,900**

3 Bedroom, 2.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

**RARE FIND IN RITCHIE!** This meticulously maintained 1935 sq.ft. two-story home offers a prime location in one of Edmonton's most sought-after communities. Proudly owned by the original owner. The main floor welcomes you with a formal living & dining room. Continue into the open-concept kitchen, breakfast nook & cozy family room featuring a gas fireplace. Step out onto the spacious deck overlooking a beautifully landscaped, private backyard—ideal for summer gatherings & quiet evenings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet & large 5-pcs ens. A second 4-pcs main bath. The fully finished basement (20m<sup>2</sup>) a utility/laundry area, & direct access to the double attached garage - a rare and practical feature in this area. Major updates include a new furnace (2023) & roof (2017). Located just steps from Mill Creek Ravine trails, & minutes to trendy cafes, restaurants, schools, shopping on Whyte Ave Easy access to the University of Alberta & downtown.

Built in 1996

### Essential Information

MLS® # E4450768

Price \$698,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9647 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B3

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Indoor, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cross Fenced, Fenced, Landscaped, Playground Nearby,

	Public Transportation, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 17

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