\$474,000 - 9367 75 Avenue, Edmonton

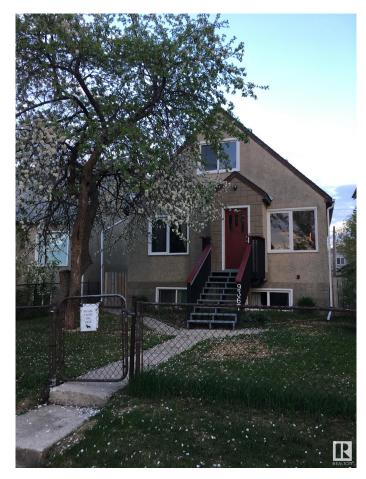
MLS® #E4424908

\$474.000

5 Bedroom, 3.00 Bathroom, 1,346 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Perfect property -3 self contained living areas on 3 levels. First time buyers and Investors! Infill opportunity! 33 x 132― Lot. Walking distance to the new LRT line, easy bus access, Ritchie market, & Mill creek Ravine & walking Paths. Main floor has 2 bedroom w/living spaces (master very large hardwood renovated), kitchen and nice 4-PC bathroom(renovated). Downstairs renovation has another 2-bedrooms w/ living spaces, kitchenette, & 4-PC bathroom. Upper Loft includes studio style with kitchen sink, gas stove, 3-PC bathroom, and gas furnace. Laundry is shared & located in the basement, along with mechanical room + storage. Front and rear entrances with separate door into every level. Nice fenced backyard, along with 20' x 22' double garage with parking also on slab. Eco friendly apples off the tree, garden space, and clothes line. Property offers many possibilities, whether looking to enjoy its mid-century appeal with all new windows, or long-term investors seeking a rare piece of Ritchie real estate.





Built in 1952

Essential Information

MLS® # E4424908 Price \$474,000 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,346

Acres 0.00

Year Built 1952

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

Community Information

Address 9367 75 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1H3

Amenities

Amenities Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No

Smoking Home, Patio, Smart/Program. Thermostat, Television

Connection, Wall Unit-Built-In

Parking Spaces 3

Parking 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Refrigerator, Satellite TV Dish,

Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Environmental Reserve, Fenced, Flat Site, Fruit

Trees/Shrubs, Playground

Transportation, Schools, Sho

Roof Asphalt Shingles

Foundation Concrete Perimeter

Wood, Stucco

Additional Information

Construction

Date Listed March 10th, 2025

Days on Market 2

Zoning Zone 17



Listing information last updated on March 12th, 2025 at 3:32pm MDT

