

Courtesy Of Erin Holowach Of ComFree

## \$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 132â€™ 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 20â€™ x 22â€™ 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  
Construction Wood, Stucco  
Foundation Concrete Perimeter



**Additional Information**

Date Listed March 10th, 2025  
Days on Market 2  
Zoning Zone 17

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