

Courtesy Of Jeffrey Scott Of RE/MAX River City

# \$755,000 - 9863 73 Avenue, Edmonton

MLS® #E4415965

**\$755,000**

5 Bedroom, 3.50 Bathroom, 2,056 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Stylish 5-Bedroom Ritchie Home with Income-Generating Basement Suite! This 2,000 Sq.Ft+ 5-bedroom, 3.5-bathroom home in desirable Ritchie offers luxury & income potential. The main floor features a spacious flex room, chef's kitchen with quartz countertops, tiled backsplash, SS Samsung appliances, & sit-up peninsula bar. The open-concept design flows into a cozy living room, dining area, & a nice rear boot room entry to the 10' x 10' deck. A 2-piece bath completes the level. Upstairs boasts 3 bedrooms, including the massive primary suite with a walk-in closet (custom organizers) & a spa-like 5-piece en suite. 2 additional bedrooms, a 5-piece main bath, & laundry room add convenience. The legal 2-bedroom basement suite with a separate entrance, full kitchen, & laundry offers excellent income potential or multi-generational living. Additional features include a double detached garage & good storage. Close to U of A, parks, schools, & amenities, this home is perfect for families or investors. Don't miss out!

Built in 2015

## Essential Information

MLS® # E4415965

Price \$755,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9863 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B7

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Infill Property, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            December 10th, 2024

Days on Market      94

Zoning                 Zone 17

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Listing information last updated on March 14th, 2025 at 10:03am MDT