

Courtesy Of Eddy A Jomha Of MaxWell Polaris

\$869,000 - 9846 74 Avenue, Edmonton

MLS® #E4421353

\$869,000

3 Bedroom, 2.50 Bathroom, 2,402 sqft

Single Family on 0.00 Acres

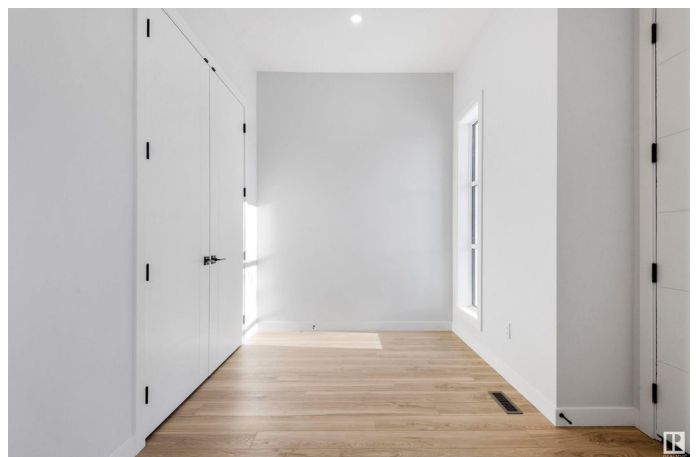
Ritchie, Edmonton, AB

An absolute Stunning 2400 sq ft 2 Storey located in the heart of Ritchie. This home features a fabulous open concept main floor with 10 ft ceilings and large bay windows flooding your main floor with natural light, a fantastic open kitchen with large island and SS appliances, gas cook top, beautiful dining area, mud room and pantry. Upstairs features 3 large bedrooms, 2 bathrooms and laundry room. The primary bedroom will feature a large walk-in closet and a massive spa like en-suite. This home includes a separate entrance to the basement, deck, triple detached garage and much more.

Built in 2022

Essential Information

MLS® #	E4421353
Price	\$869,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,402
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey
Status Active

Community Information

Address 9846 74 Avenue
Area Edmonton
Subdivision Ritchie
City Edmonton
County ALBERTA
Province AB
Postal Code T6E 1E9

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks, HRV System, Natural Gas Stove Hookup
Parking Triple Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stucco
Exterior Features Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed February 13th, 2025
Days on Market 55
Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 3:02pm MDT