# \$474,000 - 9367 75 Avenue, Edmonton

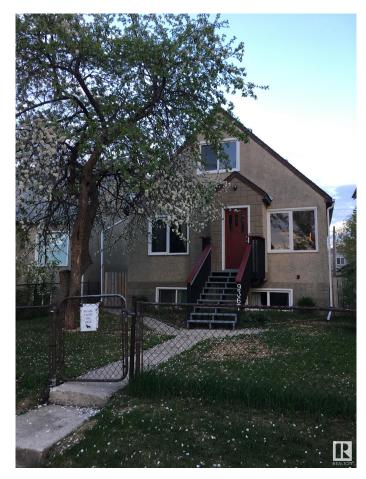
MLS® #E4424908

### \$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

Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Roof

Date Listed March 10th, 2025

Days on Market 2

Zoning Zone 17



Listing information last updated on March 12th, 2025 at 3:17am MDT

