

\$1,090,000 - 9350 73 Avenue, Edmonton

MLS® #E4423400

\$1,090,000

3 Bedroom, 2.50 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Located in the highly sought-after Ritchie neighborhood, this modern single-family home features 3 beds, 2.5 baths, & a detached double garage. The inviting 9' foyer welcomes you with a built-in bench by the large south-facing window, filling the spacious living room with natural light. A private den with French doors offers a quiet retreat, while the sleek kitchen boasts a quartz island, seamlessly connecting to the cozy dining area. At the rear, a well-designed mudroom provides backyard access through a rear entrance, alongside a convenient half bath. Upstairs, the primary Ensuite boasts with a freestanding tub, oversized glass shower with a built-in bench, & a generous walk-in closet. 2 additional bedroom, a stylish main bath, a dedicated laundry room, & a versatile family room complete the 2nd floor. Designed for style and functionality, this home is perfect for modern living. Please note: Interior photos are from a previous project & are for reference only. Cabinet and flooring colors may vary.

Built in 2024

Essential Information

MLS® #	E4423400
Price	\$1,090,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,448
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9350 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A7

Amenities

Amenities	Ceiling 9 ft., Infill Property
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 28th, 2025
Days on Market	13
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 March 13th, 2025 at 9:17am MDT