

\$3,100,000 - 9630/9624 74 Avenue, Edmonton

MLS® #E4453167

\$3,100,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

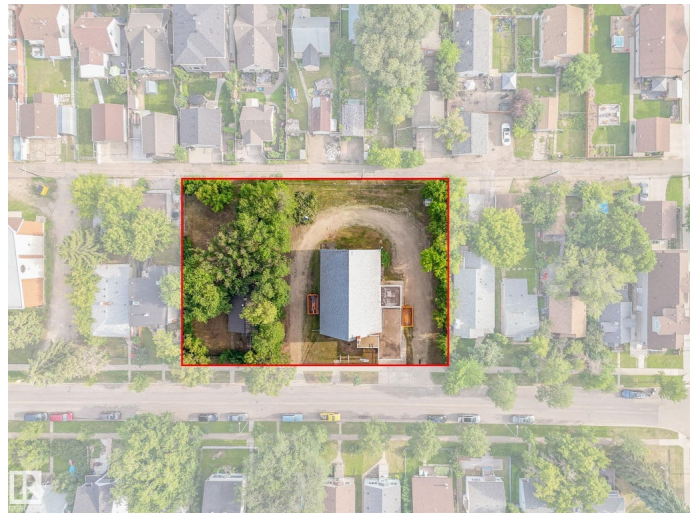
Ritchie, Edmonton, AB

RARE OPPORTUNITY to acquire an expansive 198' wide x 132' deep LAND PARCEL in the heart of the highly desirable Ritchie neighbourhood—celebrated for its vibrant community, walkability to Whyte Avenue, Mill Creek & Downtown. The property spans 2 parcels; One includes a former church (~2,500 sq. ft. per floor over 2 floors, complete with elevator & full commercial-style kitchen); The other a livable home onsite ideal for staff accommodations, rental income, or future redevelopment. Zoned to permit childcare use & suited for religious assembly, community services, or other institutional uses. The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan by Gardner Architecture. Multiple exit strategies exist—activate immediately as a turnkey facility, lease for stable holding income, or land bank for long-term appreciation. Strong area demographics, high demand & rare assembly width, make this a once-in-a-decade chance to secure a premier site in one of the most sought-after communities

Built in 1954

Essential Information

MLS® #	E4453167
Price	\$3,100,000



Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Land Commercial
Status	Active

Community Information

Address	9630/9624 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1E6

Exterior

Exterior	Brick, Stucco, Wood Frame
Roof	Asphalt Shingles
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	August 14th, 2025
Days on Market	12
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 August 26th, 2025 at 11:18am MDT