

## \$729,900 - 9607 73 Avenue, Edmonton

MLS® #E4455646

**\$729,900**

5 Bedroom, 3.00 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

**TURN KEY RENTAL!!**The entire main floor of this spacious bi-level duplex has been renewed and the result is fabulous! Light plank flooring, creamy colored walls and white doors and trim have brought the 1450 s.f. main level suite up to today's design standards. Gorgeous floors are seamless throughout, from the front living room to the bright and airy kitchen/dining area, through to 2 good sized bdrm, main 4-pc bath, to the huge master bdrm & 3-pc ensuite/walk-in closet. The kitchen has tons of cupboards, a floating island! Garden door leading out to sunny upper deck, overlooking fenced, low maintenance backyard. Fantastic location on a beautiful tree-lined street in Ritchie, 5 blocks to Mill Creek Ravine, 15 minute walk to Whyte ave, quick access to U of A and downtown, 3 blocks to shops and brewery at Ritchie Plaza. It has the added benefit of mortgage helper in well designed 2 bdrm suite, all new flooring and paint, separate utilities and laundry. Detached garage is split in 2 plus extra parking.

Built in 2001

### Essential Information

MLS® # E4455646

Price \$729,900

Bedrooms 5



|                |                    |
|----------------|--------------------|
| Bathrooms      | 3.00               |
| Full Baths     | 3                  |
| Square Footage | 1,456              |
| Acres          | 0.00               |
| Year Built     | 2001               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Bi-Level           |
| Status         | Active             |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9607 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1B3        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Fire Pit, Skylight |
| Parking   | Double Garage Detached   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 2nd, 2025

Days on Market                63

Zoning                            Zone 17

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Listing information last updated on November 4th, 2025 at 9:02am MST