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

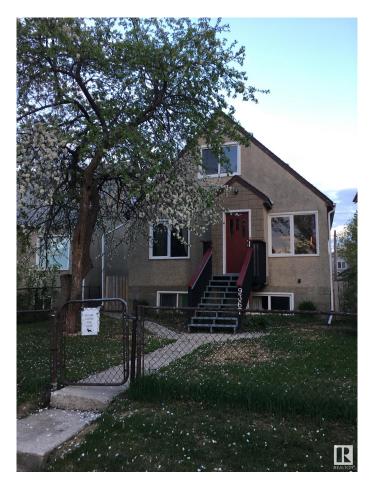
MLS® #E4424908

#### \$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
Туре	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 Appliances	ensuite bathroom 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
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	4
Zoning	Zone 17



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Listing information last updated on March 14th, 2025 at 2:02am MDT