\$854,000 - 9846 74 Avenue, Edmonton

MLS® #E4431446

\$854,000

3 Bedroom, 2.50 Bathroom, 2,402 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

An absolute Stunning 2400 sq ft 2 Storey located in the heart of Ritchie. This home features a fabulous open concept main floor with 10 ft ceilings and large bay windows flooding your main floor with natural light, a fantastic open kitchen with large island and SS appliances, gas cook top, beautiful dining area, mud room and pantry. Upstairs features 3 large bedrooms, 2 bathrooms and laundry room. The primary bedroom will feature a large walk-in closet and a massive spa like en-suite. This home includes a separate entrance to the basement, deck, triple detached garage and much more.



Essential Information

MLS® # E4431446 Price \$854,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

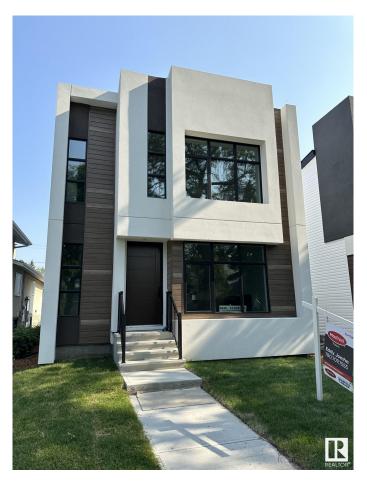
Half Baths 1

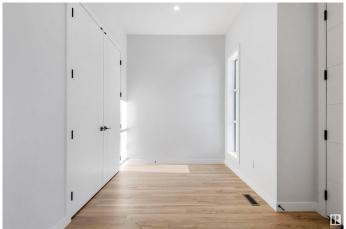
Square Footage 2,402

Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family





Style 2 Storey
Status Active

Community Information

Address 9846 74 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1E9

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, No Animal

Home, No Smoking Home, Parking-Visitor, See Remarks, HRV System,

Natural Gas Stove Hookup

Parking Triple Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 2

Zoning Zone 17

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