# \$1,189,000 - 9144 73 Avenue, Edmonton

MLS® #E4431945

## \$1,189,000

6 Bedroom, 4.50 Bathroom, 1,830 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Brand new infill in the beautiful and highly sought after community of Ritchie. Location is incredible, Just steps from Mill Creek Ravine and the Ritchie market. With over 2500 sqft of livable space, home features a 2 bdrm legal basement suite and a 1 bdrm garage suite, yes 3 separate units total. Luxury vinyl plank throughout the home, this home features 6 bdrms and 4.5 baths. Main floor open concept layout with a dream kitchen, family room with fireplace, office, mudroom with built-in cabinets and pantry with coffee bar. Upstairs offers 3 bdrms and 2 full baths. Primary bdrm features a large walk-in closet and a gorgeous en-suite with soaker tub, separate tiled shower and double sinks. The Legal Basement suite offers 2 bdrms, 4-piece bath, living room and full kitchen with eating bar. Garage suite with 1 bdrm and full bath. Heated Garage! The perfect property for any investor or for a buyer looking for not 1 but 2 mortgage helpers.

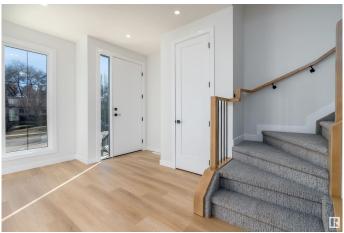


#### **Essential Information**

MLS® # E4431945 Price \$1,189,000

Bedrooms 6
Bathrooms 4.50
Full Baths 4







Half Baths 1

Square Footage 1,830 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9144 73 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1A6

## **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, See Remarks

Parking Double Garage Detached, Heated

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood

Fan-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Wall Mount

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

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

Schools, Shopping Nearby

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

## **Additional Information**

Date Listed April 21st, 2025

Days on Market 88

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 July 18th, 2025 at 9:02am MDT