

\$434,900 - 9515 75 Avenue, Edmonton

MLS® #E4426604

\$434,900

3 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Nestled on a quiet, tree-lined street in the highly sought-after Ritchie neighborhood, this charming 3 bed/2 bath raised bungalow offers a warm and inviting atmosphere. The main floor features a spacious front mudroom, living room, bright kitchen with plenty of storage, a charming breakfast nook, a primary bedroom with two closets, den and a 4-pc bath. A separate entrance provides access to the basement, which has the potential to accommodate a full kitchen with the addition of appliances, 2 bedrooms, a 3-pc bath, a fully functional sauna, and a rec room. Hardwood flooring throughout the home enhances its character and charm. Outside, you'll find a large south-facing backyard with a parking pad, providing ample space for parking. The central location offers easy access to Ritchie Market, Whyte Avenue, local restaurants, and is just a short distance to Mill Creek Ravine trails, downtown, as well as the University of Alberta and the hospital. This home is ideal for first-time buyers, families, or investors.

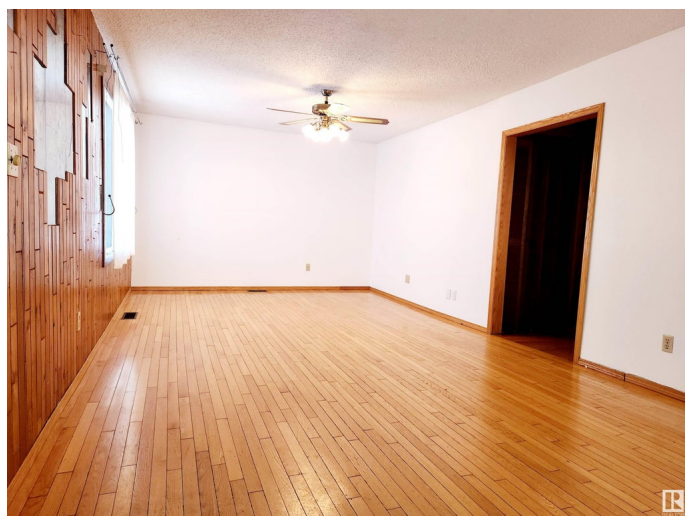
Built in 1946

Essential Information

MLS® # E4426604

Price \$434,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,194 |
| Acres | 0.00 |
| Year Built | 1946 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9515 75 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1H5 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 20th, 2025

Days on Market 31

Zoning Zone 17

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