

Courtesy Of Jenny A Narine Of RE/MAX Elite

# \$639,900 - 9524 75 Avenue, Edmonton

MLS® #E4463563

**\$639,900**

4 Bedroom, 3.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

EXPERIENCE MODERN ARCHITECTURE. Thoughtfully styled and expertly crafted, this one-of-a-kind home displays a level of design, construction and attention to detail not found in any other RITCHIE infill. Blanketed with vinyl plank flooring on all 3 levels, the interior showcases a gourmet kitchen with dual-toned custom cabinetry & a 10â€™™ kitchen island, quartz countertops, upgraded light fixtures, and a tiled feature wall with a linear electric fireplace. Featuring over 1400 sq.ft with 4 Bedrooms & 3.5 bathrooms, plus a finished basement with a wet bar, customized closet organizers throughout, 9â€™™ main floor ceiling, upper floor laundry, and CENTRAL AIR CONDITIONING. Complete with a rear composite deck, concrete walkway, full landscaping and a double heated garage. Located a block away from the MILLCREEK RAVINE TRAIL SYSTEMS, the Four Corners Market, and just minutes to the U of A and the downtown core. A RARE FIND.

Built in 2018

## Essential Information

MLS® #	E4463563
Price	\$639,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9524 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

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

### **School Information**

Elementary Hazeldean  
Middle Allendale  
High Strathcona

### **Additional Information**

Date Listed October 26th, 2025  
Zoning Zone 17

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Listing information last updated on October 26th, 2025 at 8:02pm MDT