

# **\$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.

Built in 2025

## **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	56
Zoning	Zone 17

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