

\$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.



Built in 2022

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	15
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 May 2nd, 2025 at 1:02am MDT