# \$1,095,000 - 9803 74 Avenue, Edmonton

MLS® #E4464420

# \$1,095,000

5 Bedroom, 4.50 Bathroom, 2,217 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

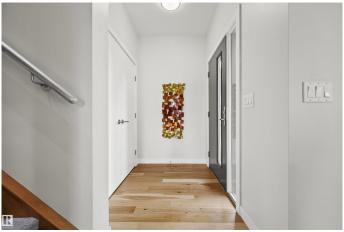
In a world of increased density, this wonderful home has a FULL LENGTH driveway with parking for 5 vehicles! Immaculate sq ft two-storey on a full-size lot with a fully finished basement and a legal one-bedroom garage suiteâ€"ideal for extended family or rental income. Thoughtfully designed with classic charm and modern touches, this 4-bedroom home (3 up, 1 down) features hickory flooring, a chef's kitchen with quartz island, 5-burner gas stove, and high-end appliances. The open-concept main floor includes a spacious dining area and family room that opens to a sunny south-facing yard with an oversized deck. Upstairs offers walk-in closets in every bedroom, a stylish 4-piece ensuite, upstairs laundry, and a second full bath. The basement adds a large rec room and guest bedroom, while the garage suite has a private entrance, full kitchen, laundry, and 5 appliances. Finished landscaping, a large mudroom, custom built-ins, and 200 Amp service to the house complete this one-of-a-kind home!



#### **Essential Information**

MLS® # E4464420 Price \$1,095,000







Bedrooms 5

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,217

Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 9803 74 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1G1

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, No Smoking Home, Infill

**Property** 

Parking Double Garage Detached, Heated, Insulated, Stall, See Remarks

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener,

Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two,

Dishwasher-Two

Heating Forced Air-2, Natural Gas

Fireplaces Wall Mount

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Hardie Board Siding, Metal

Exterior Features Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding, Metal

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed November 1st, 2025

Days on Market 1

Zoning Zone 17

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Listing information last updated on November 2nd, 2025 at 4:32pm MST