# \$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.



#### **Essential Information**

MLS® # E4431446 Price \$854,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

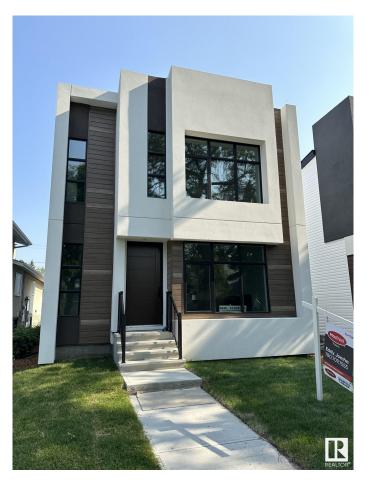
Half Baths 1

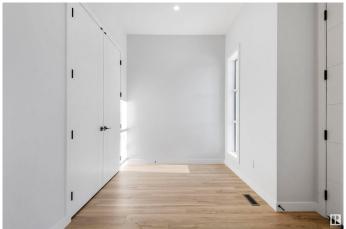
Square Footage 2,402

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 2

Zoning Zone 17

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Listing information last updated on April 19th, 2025 at 11:32am MDT