

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
Days on Market	8
Zoning	Zone 17

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Listing information last updated on November 2nd, 2025 at 11:02pm MST