

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 10'™ 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, 9'™ 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 3rd, 2025 at 10:33am MST