

Courtesy Of Fan Yang Of Mozaic Realty Group

# \$724,900 - 9845 73 Avenue, Edmonton

MLS® #E4148853

## \$724,900

5 Bedroom, 5.00 Bathroom, 2,191 sqft

Single Family on 0 Acres

Ritchie, Edmonton, AB

Welcome to Ritchie! Pride of ownership! This custom built home is sitting on a quiet street of the highly desirable community. Approximately 2200sqft house has almost everything you want. Walk into the front door, open-concept designed main floor contains a big den, a greet room with gas fireplace, a fully upgraded kitchen with dining room, then a rarely-find bright mudroom is located at the back. There are 3 bedrooms and 2 baths on the second floor, where you will also find a warm bonus room and a balcony. The house has in-floor heating under all tiles. The double car garage plus RV parking is insulated and heated. The backyard has a large deck adjoining to the concrete patio. Additionally, there are TWO independent one bedroom suites in the basement! Close to Whyte Ave, U of A, Bonnie Doon shopping centre and all other amenities. Why wait? This is it!

Built in 2006

## Essential Information

MLS® #	E4148853
Price	\$724,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,191
Acres	0.12



Year Built	2006
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### Community Information

Address	9845 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1B7

### Amenities

Features	Deck, Detectors Smoke, Laundry-In-Suite, No Smoking Home, Patio, Programmable Thermostat, R.V. Storage, Vinyl Windows, See Remarks
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-2
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
Fireplaces	Gas, Glass Door
# of Stories	3

### Exterior

Exterior	Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Listing information last updated on July 23rd, 2019 at 7:01am MDT