

Courtesy Of Gabriela Humeniuk Of Real Broker

## \$460,000 - 9347 73 Avenue, Edmonton

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MLS® #E4451591

**\$460,000**

3 Bedroom, 1.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Charming Upgraded Home in the Heart of Ritchie! This beautifully updated 1.5-storey home sits on a spacious 42'x130' lot (over 500 m<sup>2</sup>) in one of Edmonton's most desirable communities. With 3 bedrooms above grade, a fully finished basement, and thoughtful upgrades throughout, this home blends character with modern comfort. Inside, you'll find original hardwood floors, fresh paint, an updated kitchen, and a renovated bathroom. The main floor features one bedroom and a bright laundry addition for convenience. Upstairs, you'll find two more bedrooms with great natural light. Major updates include a new roof (2016), windows and siding with added insulation (2022), and a newer furnace. Enjoy the outdoors with a large yard, single detached garage with oversized RV parking, and mature trees in a quiet location steps from Mill Creek Ravine, local cafes, Whyte Ave, and popular restaurants. Whether you're a first-time buyer, investor, or looking for a home in a vibrant, walkable neighborhood—this one is a must-see.

Built in 1949

### Essential Information

MLS® # E4451591

Price \$460,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,093                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9347 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1A8        |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Deck, No Smoking Home                                             |
| Parking   | Over Sized, Rear Drive Access, RV Parking, Single Garage Detached |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Mill Creek School |
| Middle     | Hazeldean School  |
| High       | Picard School     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 17          |

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