

## \$1,195,000 - 9803 74 Avenue, Edmonton

MLS® #E4449806

**\$1,195,000**

5 Bedroom, 4.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

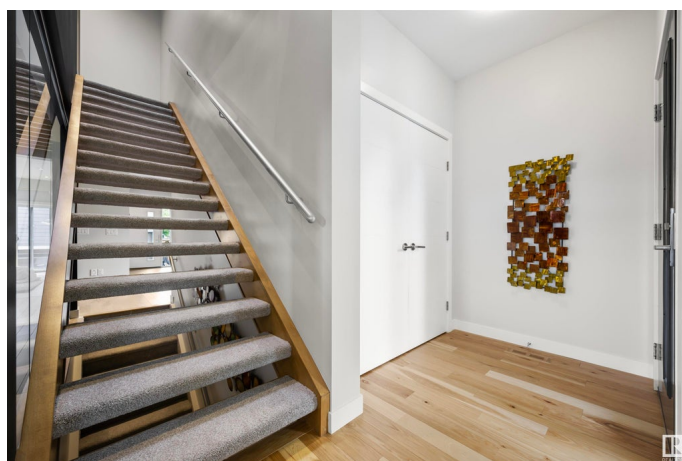
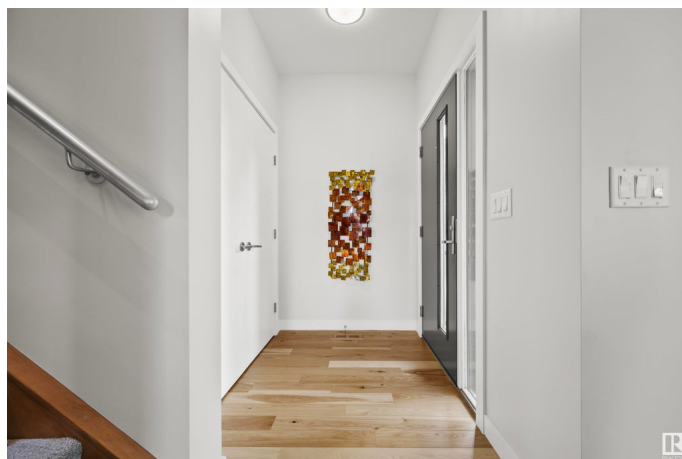
Ritchie, Edmonton, AB

Immaculate 2,200 sq ft two-storey on a full-size lot with a fully finished basement and a legal one-bedroom garage suite—ideal for extended family or rental income. Thoughtfully designed with classic charm and modern touches, this 4-bedroom home (3 up, 1 down) features hickory flooring, a chef's kitchen with quartz island, 5-burner gas stove, and high-end appliances. The open-concept main floor includes a spacious dining area and family room that opens to a sunny south-facing yard with an oversized deck. Upstairs offers walk-in closets in every bedroom, a stylish 4-piece ensuite, upstairs laundry, and a second full bath. The basement adds a large rec room and guest bedroom, while the garage suite has a private entrance, full kitchen, laundry, and 5 appliances. Finished landscaping, a large mudroom, custom built-ins, and 200 Amp service to the house complete this one-of-a-kind home!

Built in 2016

### Essential Information

MLS® #	E4449806
Price	\$1,195,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	2,217
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9803 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1G1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home, Infill Property
Parking	Double Garage Detached, Heated, Insulated, Stall, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Hardie Board Siding
Exterior Features	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	51
Zoning	Zone 17

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Listing information last updated on September 14th, 2025 at 7:02am MDT