

\$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

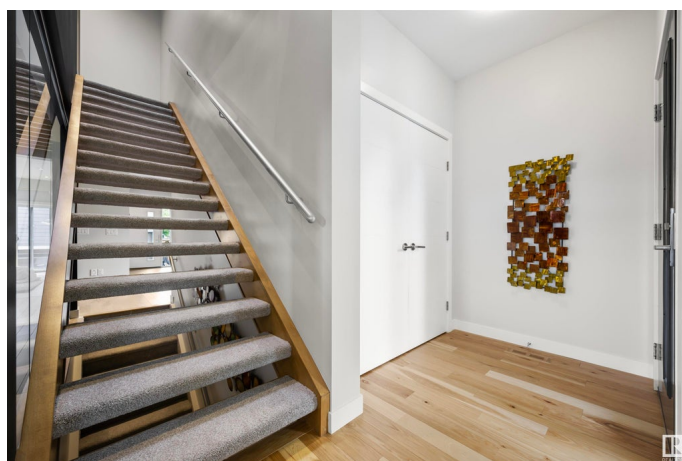
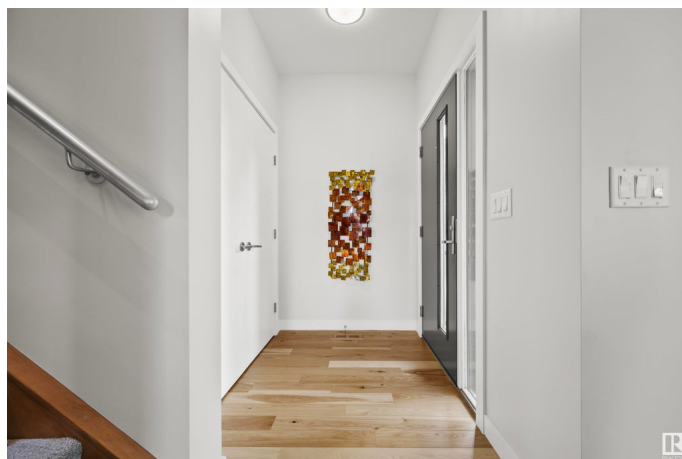
Ritchie, Edmonton, AB

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 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 | 2 |
| Zoning | Zone 17 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 10:17pm MDT