

\$679,999 - 9527 75 Avenue, Edmonton

MLS® #E4457693

\$679,999

4 Bedroom, 3.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Modern Luxury Just Steps from Millcreek Ravine! Located just 1.5 blocks from the picturesque Millcreek Ravine, this upscale, contemporary-designed home offers the perfect blend of style and functionality. The open-concept layout, soaring vaulted ceilings, and open-to-below staircase create a spacious, airy ambiance throughout. With 9-foot ceilings on both the main floor and basement—plus oversized windows—the home is bathed in natural light. High-end finishes like granite countertops and hardwood flooring bring a modern yet warm aesthetic. The gourmet kitchen is ideal for entertaining, featuring a large island, stainless steel appliances, walk-in pantry, and plenty of prep space. You'll love the convenience of large mudrooms at both the front and rear entrances. Upstairs, the vaulted-ceiling primary suite boasts a massive walk-in closet and a luxurious 4-piece ensuite with dual vanities. The fully finished basement adds even more living space to this impressive home. A rare, stylish gem !

Built in 2014

Essential Information

MLS® # E4457693

Price \$679,999



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9527 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H5

Amenities

Amenities	On Street Parking, Ceiling 9 Star, No Animal Home
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer Refrigerator-Energy Star, Stove
Coverings	
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement
----------	--------------------



Exterior Features	Back Lane, Creek, Fenced
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 13th, 2025
Days on Market	27
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 October 10th, 2025 at 5:17am MDT