

\$988,000 - 9627 74 Avenue Nw, Edmonton

MLS® #canada_23256

\$988,000

3 Bedroom, 3.00 Bathroom, 2,273 sqft

Single Family on 0.13 Acres

Ritchie, Edmonton, Alberta

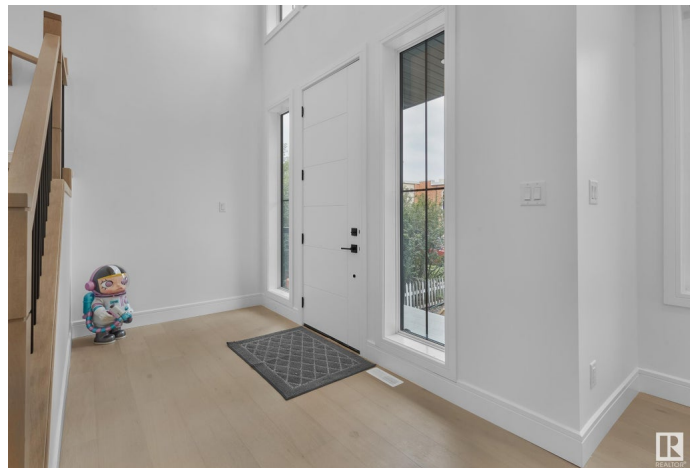
TWO BLOCKS TO RITCHIE MARKET!

Welcome to this elegant 2273 square foot new infill with a TRIPLE GARAGE, on a large 520 sq/m lot featuring a large south-facing backyard. The exceptional floor plan features soaring ceilings on the open-concept main floor - perfect for entertaining, & large windows for ample natural sunlight. The main floor has a fantastic chef's kitchen with a vast island, stainless steel appliances, butler pantry, a large flex room or office space, & massive mudroom. Upstairs are three large bedrooms, the primary with a gigantic walk-in closet that connects to the laundry room, & a balcony overlooking the backyard. A side entrance offers the potential for future suite development. The huge yard has a full width deck and will have a triple detached garage. This property is within walking distance of Ritchie Market & Mill Creek Ravine. It also offers quick access to UofA, Whyte Ave, & Downtown. Don't miss out!

Built in 2024

Essential Information

MLS® #	canada_23256
Price	\$988,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,273



Acres	0.13
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	9627 74 Avenue Nw
Subdivision	Ritchie
City	Edmonton
Province	Alberta
Zip Code	T6E 1E7

Amenities

Features	See Remarks
# of Garages	3

Additional Information

Date Listed	November 1st, 2024
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