

\$408,000 - 9514 73 Avenue, Edmonton

MLS® #E4432639

\$408,000

2 Bedroom, 1.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Opportunity knocks in Ritchie! Renovate or start from scratch. You're on a beautiful tree-lined street in one of the most desirable neighbourhoods in the city. Walk to the great restaurants, parks, and schools. It's only 2 blocks from Ritchie Market and 3 blocks to ravines and walking trails. The lot is 42 x 131 feet. This home has had some mechanical upgrades done and with most of the interior removed you won't find any surprises here. What you see is what you get. The electrical has been upgraded to 200 AMPS to accommodate solar and EV charging, the garage shingles have also been replaced. The basement has had a sump pump and geotextile system installed. This could be a flip house or great for a handyman to build sweat equity. Renovation designs are available. There are two garages as well. Family friendly location close to schools as well. Like they say, location, location, location.

Built in 1950

Essential Information

| | |
|------------|-----------|
| MLS® # | E4432639 |
| Price | \$408,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,084 |
| Acres | 0.00 |
| Year Built | 1950 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9514 73 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1A9 |

Amenities

| | |
|-----------|--|
| Amenities | See Remarks |
| Parking | Double Garage Detached, Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 17 |

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Listing information last updated on May 1st, 2025 at 11:02am MDT