

Courtesy Of Gabriela Humeniuk Of Real Broker

\$460,000 - 9347 73 Avenue, Edmonton

MLS® #E4451591

\$460,000

3 Bedroom, 1.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Charming Upgraded Home in the Heart of Ritchie! This beautifully updated 1.5-storey home sits on a spacious 42'x130' lot (over 500 m²) in one of Edmonton's most desirable communities. With 3 bedrooms above grade, a fully finished basement, and thoughtful upgrades throughout, this home blends character with modern comfort. Inside, you'll find original hardwood floors, fresh paint, an updated kitchen, and a renovated bathroom. The main floor features one bedroom and a bright laundry addition for convenience. Upstairs, you'll find two more bedrooms with great natural light. Major updates include a new roof (2016), windows and siding with added insulation (2022), and a newer furnace. Enjoy the outdoors with a large yard, single detached garage with oversized RV parking, and mature trees in a quiet location steps from Mill Creek Ravine, local cafes, Whyte Ave, and popular restaurants. Whether you're a first-time buyer, investor, or looking for a home in a vibrant, walkable neighborhood—this one is a must-see.

Built in 1949

Essential Information

MLS® # E4451591

Price \$460,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,093
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9347 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A8

Amenities

Amenities	Deck, No Smoking Home
Parking	Over Sized, Rear Drive Access, RV Parking, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Mill Creek School
Middle	Hazeldean School
High	Picard School

Additional Information

Date Listed	August 7th, 2025
Days on Market	7
Zoning	Zone 17

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Listing information last updated on August 14th, 2025 at 1:18pm MDT