

## \$699,000 - 9308 74 Avenue, Edmonton

MLS® #E4450278

**\$699,000**

5 Bedroom, 4.50 Bathroom, 2,092 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

A modern home built in 2015 by LOOK HOMES MASTER BUILDER in a mature and beautiful neighborhood, close to Whyte Ave, and located on one of the best avenues in Ritchie: just one block from Millcreek Ravine! This 2,091 sqft 2 ½ storey Half Duplex is sure to impress any buyers and visitors. 5 bdrms, 4.5 baths plus a LOFT and fully finished basement!! Sleek modern elevation and open concept design with high-quality construction. The main floor boasts 9'™ ceiling with a great room concept with hardwood flooring. The kitchen has SS appliances and a large center island with quartz countertops open to the family room. There are 3 bedrooms and a laundry room upstairs. The master bedroom comes with a 4-piece ensuite and a large walk-in closet. The LOFT/STUDIO on the top floor with a 3 pc full bath and a BALCONY!! Separate entrance to a 9' ceiling basement completed with TWO bdrms, a 3 pc full bath, second kitchen, laundry room, and a game room!!

Built in 2015

### Essential Information

MLS® # E4450278

Price \$699,000

Bedrooms 5



|                |                   |
|----------------|-------------------|
| Bathrooms      | 4.50              |
| Full Baths     | 4                 |
| Half Baths     | 1                 |
| Square Footage | 2,092             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9308 74 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1E2        |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, See Remarks |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                31

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 August 30th, 2025 at 7:47pm MDT