

**\$854,000 - 9846 74 Avenue, Edmonton**

MLS® #E4431446

**\$854,000**

3 Bedroom, 2.50 Bathroom, 2,402 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

An absolute Stunning 2400 sq ft 2 Storey located in the heart of Ritchie. This home features a fabulous open concept main floor with 10 ft ceilings and large bay windows flooding your main floor with natural light, a fantastic open kitchen with large island and SS appliances, gas cook top, beautiful dining area, mud room and pantry. Upstairs features 3 large bedrooms, 2 bathrooms and laundry room. The primary bedroom will feature a large walk-in closet and a massive spa like en-suite. This home includes a separate entrance to the basement, deck, triple detached garage and much more.



Built in 2022

**Essential Information**

MLS® #	E4431446
Price	\$854,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,402
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family

Style	2 Storey
Status	Active

### Community Information

Address	9846 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1E9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks, HRV System, Natural Gas Stove Hookup
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	14
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 May 1st, 2025 at 10:32am MDT