

\$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

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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 2

Zoning Zone 17

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Listing information last updated on August 1st, 2025 at 1:17am MDT