

## \$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

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