

\$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 3

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 2nd, 2025 at 1:32am MDT