

# **\$987,000 - 9754 75 Avenue, Edmonton**

MLS® #E4435353

**\$987,000**

4 Bedroom, 3.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Simplicity Meets Sophistication – A Minimalist Masterpiece with Clean Lines! Tucked away on a peaceful, tree-lined street in one of Edmonton’s most vibrant and walkable neighbourhoods, this 1906 sq ft gem blends modern minimalism with everyday living. Just steps from the Ritchie Market, Mill Creek Ravine, and the energy of Whyte Avenue, this 4 bed, 3.5 bath home offers unbeatable lifestyle and location. Inside, you're welcomed by soaring 10’ ceilings, and an open-concept layout. The kitchen is a showstopper with a large island, sleek dry bar with beverage cooler, and floor-to-ceiling pantry. The living room offers a gas fireplace and a view of the backyard. A large mudroom area is practical! The primary suite has a vaulted ceiling, large windows and custom walk-in closet. The ensuite is beautiful with freestanding tub, tiled shower and double vanity. The finished basement comes w/ 4th bedroom, full bath, Rec room & gym area. The backyard & deck is exquisite, and private! A 24 x 21 ft. garage is a bonus!

Built in 2021

## **Essential Information**

MLS® # E4435353

Price \$987,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,906                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9754 75 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1H8        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Infill Property |
| Parking   | Double Garage Detached                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Metal, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Ecole Joseph-Moreau |
|------------|---------------------|

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 17       |

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Listing information last updated on May 11th, 2025 at 1:47pm MDT