

## \$434,900 - 9515 75 Avenue, Edmonton

MLS® #E4426604

**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Nestled on a quiet, tree-lined street in the highly sought-after Ritchie neighborhood, this charming 3 bed/2 bath raised bungalow offers a warm and inviting atmosphere. The main floor features a spacious front mudroom, living room, bright kitchen with plenty of storage, a charming breakfast nook, a primary bedroom with two closets, den and a 4-pc bath. A separate entrance provides access to the basement, which has the potential to accommodate a full kitchen with the addition of appliances, 2 bedrooms, a 3-pc bath, a fully functional sauna, and a rec room. Hardwood flooring throughout the home enhances its character and charm. Outside, you'll find a large south-facing backyard with a parking pad, providing ample space for parking. The central location offers easy access to Ritchie Market, Whyte Avenue, local restaurants, and is just a short distance to Mill Creek Ravine trails, downtown, as well as the University of Alberta and the hospital. This home is ideal for first-time buyers, families, or investors.

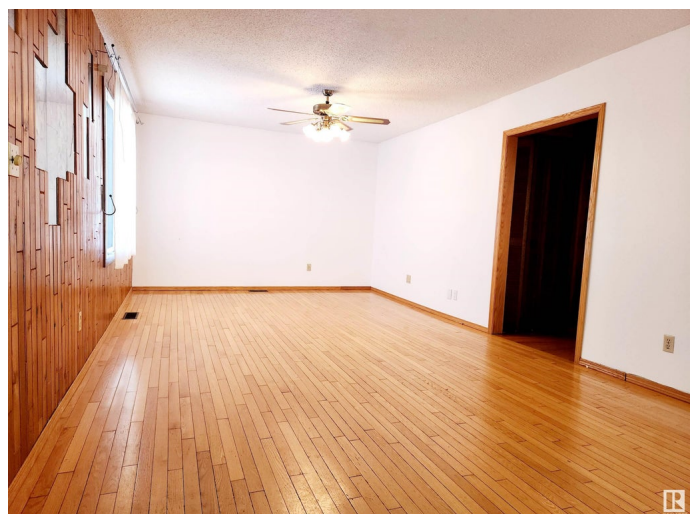
Built in 1946

### Essential Information

MLS® # E4426604

Price \$434,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	9515 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H5

### Amenities

Amenities	Deck
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 20th, 2025

Days on Market 31

Zoning Zone 17

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