

Courtesy Of Ian S Fletcher and Chris K Karampelas Of MaxWell Polaris

# \$3,190,000 - 9624/9630 74 Avenue, Edmonton

MLS® #E4418603

**\$3,190,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Ritchie, Edmonton, AB

Ritchie .599 acre re-development site with multiple possibilities! Concept plans done for a 34 unit stacked townhouse project on full site. Potential for owner/user or investor to keep the church or renovate into a daycare while developing the second triple lot into a 17 unit multifamily property for additional revenue or sell off.

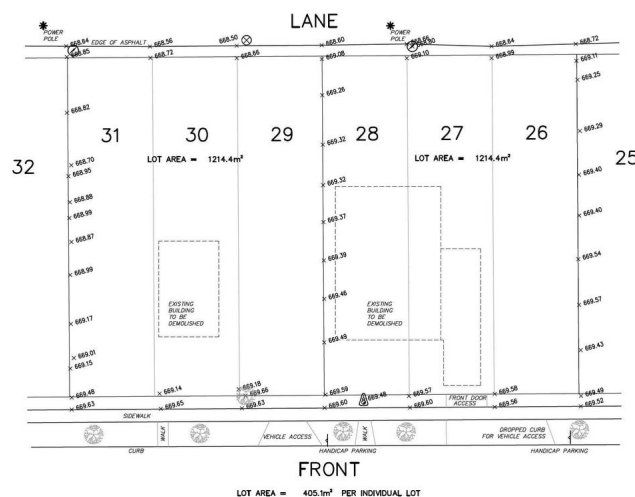
Built in 1954

## Essential Information

MLS® #	E4418603
Price	\$3,190,000
Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Land Commercial
Status	Active

## Community Information

Address	9624/9630 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1E6



**Exterior**

Exterior	See Remarks
Construction	See Remarks

**Additional Information**

Date Listed	January 20th, 2025
Days on Market	85
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 April 15th, 2025 at 7:47pm MDT