

## \$935,000 - 9324 75 Avenue, Edmonton

MLS® #E4434630

**\$935,000**

8 Bedroom, 5.50 Bathroom, 3,746 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Enjoy an unbeatable location minutes from downtown, the UofA, AND backing right on to the picturesque Mill Creek Ravine; this versatile two-storey property is perfect for multi-generational living, or investors with 2 suites. Total of 8 bedrooms and 5.5 bathrooms. The front main suite includes 4 bedrooms, 3 full bathrooms, and an office, with a gourmet kitchen boasting a Wolf oven, induction cooktop with hood fan, high-end Miele dishwasher, and Sub-Zero refrigerator complemented by Thomasville soft-close cabinetry and granite countertops. The connected rear IN-LAW SUITE provides 4 additional bedrooms, 2.5 bathrooms, and a finished ~1300 square foot basement, while the main unit has a partially finished ~750 square foot basement. The property features a single heated attached garage in front, AND detached oversized THREE CAR GARAGE at the rear, and a large concrete parking pad secured by an electric gate. Recent updates include: new windows installed in March 2025 and flooring throughout.

Built in 1970

### Essential Information

MLS® # E4434630

Price \$935,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,746                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9324 75 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1H2        |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, R.V. Storage, Vinyl Windows, Wood Windows |
| Parking Spaces | 8                                                                                                                             |
| Parking        | Front Drive Access, Heated, Insulated, Rear Drive Access, Single Garage Attached, Triple Garage Detached                      |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Appliances        | See Remarks                          |
| Heating           | Forced Air-1, Hot Water, Natural Gas |
| Fireplace         | Yes                                  |
| Fireplaces        | Freestanding, Glass Door, Woodstove  |
| Stories           | 3                                    |
| Has Basement      | Yes                                  |
| Basement          | Full, Finished                       |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Brick, Composition, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter, See Remarks                                                                                                                      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 17       |

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Listing information last updated on June 15th, 2025 at 3:02pm MDT