

# \$749,000 - 9654 76 Avenue, Edmonton

MLS® #E4424260

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,819 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

This exquisite new executive home in the vibrant Ritchie area features a bright, open-concept main floor, accentuated by an elegant electric fireplace set against a textured wall and complemented by a striking light fixture. The island kitchen is a culinary dream, boasting quartz countertops, a stylish backsplash, and a wine rack. The main level also includes a den and a 3-piece bath, with a separate entrance offering potential for rental income. Upstairs, the primary bedroom is a luxurious retreat with a 5-piece ensuite that includes his-and-her sinks, soaker tub, and a separate shower. Two additional bedrooms, a laundry room, a full bathroom, and a cozy bonus space complete this level. The double detached garage and back lane enhances this property's functionality. Ritchie, known for its vibrant community atmosphere and access to local amenities, is ideal for families and professionals alike. Residents enjoy proximity to trendy cafes, boutiques, the farmers market, beautiful parks and the river valley.

Built in 2024

## Essential Information

MLS® #	E4424260
Price	\$749,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,819
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9654 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0K3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market       8

Zoning                 Zone 17

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