

# \$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      7

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 March 13th, 2025 at 8:47pm MDT