

# **\$875,000 - 9324 75 Avenue, Edmonton**

MLS® #E4434630

**\$875,000**

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 MULTIGEN 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**

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Price \$875,000



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	101
Zoning	Zone 17

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Listing information last updated on August 14th, 2025 at 8:32pm MDT