

## \$424,900 - 9514 72 Avenue, Edmonton

MLS® #E4457226

**\$424,900**

2 Bedroom, 1.00 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

REMARKABLE RITCHIE! 2 Blocks to the Ravine! This property is ideal for first time homeowners, someone downsizing or those wanting an investment or future redevelopment property. House is Carpet-Free and includes a Claw Foot Tub. BONUS: ROOFTOP BALCONY & new Hot Water Tank (2024). Kitchen has been updated over the years and features cabinets with soft-close hardware. Main Floor Laundry. Beautifully, LANDSCAPED YARD with COMPOSITE DECKING, Fountain & Firepit area. OVERSIZED DOUBLE GARAGE (25'5" x 21'4": 543 sq ft). Walkable! Mill Creek Ravine & Trails out the front door. Only a few blocks to Color de Vino, Blue Chair Cafe, Doughnut Party, Kind Ice Cream, the Ritchie Market (Acme Meats, Transcend Coffee, Campio), and a few minutes more to Farrow. Bike or take transit to the University of Alberta & Downtown in only 20 -30 minutes. GREAT BUILDING SITE - 42.4' W x 132' D (520 m2) & new Small Scale Residential (RS) ZONING.

Built in 1952

### Essential Information

MLS® # E4457226

Price \$424,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,493                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9514 72 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0Y4        |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Crawl Space, Deck, Fire Pit, Hot Tub, No Smoking Home, Rooftop Deck/Patio |
| Parking   | Double Garage Detached                                                                                           |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                                                    |
| Stories      | 2                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | None, No Basement                                                                                                                            |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Hazeldean/Mt Carmel  
Middle                              Allendale/L St Laurent  
High                                McKernan/Austin OBrien

**Additional Information**

Date Listed                      September 11th, 2025  
Days on Market                3  
Zoning                              Zone 17

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