

# \$638,000 - 9354 72 Avenue, Edmonton

MLS® #E4414882

## \$638,000

4 Bedroom, 2.00 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

RS(small scale residential)42'x130' corner lot in RITCHIE for future development currently features a 1196 sq.ft raised bungalow fully developed with upgrades. Open and spacious main floor with 3 plus one bedrooms. Loads of quality upgrades throughout. New Kitchen with white shaker style cabinets and granite countertops plus eating bar. Upgraded Stainless Steel appliances, two upgraded bathrooms. Upgraded Engineered wood flooring,ceramic tile plus laminate. Main floor windows on the south and west are heat reflective and argon filled. Oversized Vinyl Basement windows. Central A/C. Summer kitchen, Laundry room, bathroom, 4th bedroom and rec room round out the lower level and Lockable storage room. 95% of all plumbing is new Electrical upgrades as well.

Built in 1952

### Essential Information

MLS® #	E4414882
Price	\$638,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.00
Year Built	1952



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9354 72 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y2

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Security Window Bars
Parking Spaces	2
Parking	Parking Pad Cement/Paved, Rear Drive Access, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dishwasher-Portable, Dryer, Fan-Ceiling, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Paved Lane, Schools, See Remarks
Lot Description	12.8x39.7
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

## School Information

Elementary	Avonmore
Middle	Donnan
High	Bonnie Doon

## Additional Information

Date Listed	November 27th, 2024
Days on Market	107
Zoning	Zone 17

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Listing information last updated on March 13th, 2025 at 10:02pm MDT