

## \$400,000 - 9514 73 Avenue, Edmonton

MLS® #E4432639

**\$400,000**

2 Bedroom, 1.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Opportunity knocks in Ritchie! Renovate or start from scratch. You're on a beautiful tree-lined street in one of the most desirable neighbourhoods in the city. Walk to the great restaurants, parks, and schools. It's only 2 blocks from Ritchie Market and 3 blocks to ravines and walking trails. The lot is 42 x 131 feet. This home has had some mechanical upgrades done and with most of the interior removed you won't find any surprises here. What you see is what you get. The electrical has been upgraded to 200 AMPS to accommodate solar and EV charging, the garage shingles have also been replaced. The basement has had a sump pump and geotextile system installed. This could be a flip house or great for a handyman to build sweat equity. Renovation designs are available. There are two garages as well. Family friendly location close to schools as well. Like they say, location, location, location.

Built in 1950

### Essential Information

MLS® #	E4432639
Price	\$400,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,084
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9514 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	23
Zoning	Zone 17

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