

# \$419,900 - 9857 74 Avenue, Edmonton

MLS® #E4450914

**\$419,900**

3 Bedroom, 2.00 Bathroom, 968 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

UPDATED RAISED BUNGALOW IN RITCHIE WITH DOUBLE HEATED GARAGE. This charming 968 sqft, 2+1 bedroom, 2 bath bungalow is tucked into one of Edmonton's most walkable and connected neighborhoods. The bright main floor is fully upgraded - there is brand new luxury vinyl plank flooring in the expansive living room, the kitchen was fully renovated in 2012 with granite counters, tile backsplash, black appliances, and plenty of storage, plus new vinyl plank in the spacious primary bedroom and second bedroom, and an updated 4pc bath (2023). Downstairs a large family room, third bedroom, second full bath, laundry and storage. Other major upgrades: shingles and eaves (2014), windows, doors, insulation, and siding (2020). Enjoy the west-facing yard and double detached heated garage. Just steps to transit, Ritchie Market, Happy Beer Street, and close to the U of A, Whyte Ave, downtown, and the ravine. Welcome Home!

Built in 1953

## Essential Information

MLS® #	E4450914
Price	\$419,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9857 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1G1

### **Amenities**

Amenities	Off Street Parking, Patio
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market        1  
Zoning                  Zone 17

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