

# **\$959,900 - 9754 75 Avenue, Edmonton**

MLS® #E4440512

**\$959,900**

4 Bedroom, 3.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Simplicity Meets Sophistication – A Minimalist Masterpiece with Clean Lines! Tucked away on a peaceful, tree-lined street in one of Edmonton’s most vibrant and walkable neighbourhoods, this 1906 sq ft gem blends modern minimalism with everyday living. Just steps from the Ritchie Market, Mill Creek Ravine, and the energy of Whyte Avenue, this 4 bed, 3.5 bath home offers unbeatable lifestyle and location. Inside, you're welcomed by soaring 10’ ceilings, and an open-concept layout. The kitchen is a showstopper with a large island, sleek dry bar with beverage cooler, and floor-to-ceiling pantry. The living room offers a gas fireplace and a view of the backyard. A large mudroom area is practical! The primary suite has a vaulted ceiling, large windows and custom walk-in closet. The ensuite is beautiful with freestanding tub, tiled shower and double vanity. The finished basement comes w/ 4th bedroom, full bath, Rec room & gym area. The backyard & deck is exquisite, and private! A 24 x 21 ft. garage is a bonus!

Built in 2021

## **Essential Information**

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Price \$959,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9754 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H8

### Amenities

Amenities	Closet Organizers, Deck, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**School Information**

Elementary	Ecole Joseph-Moreau
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**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	5
Zoning	Zone 17

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Listing information last updated on June 8th, 2025 at 3:32pm MDT