

## \$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       2  
Zoning                 Zone 17

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