

## \$495,000 - 9622 72 Avenue, Edmonton

MLS® #E4430228

**\$495,000**

3 Bedroom, 1.50 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

CHARMING & FULL OF CHARACTER, this delightful 1.5-storey home is a true find with fantastic street appeal! Nestled in the heart of Ritchie, this cozy, updated home offers 1600 sqft of living space with 3 bedrooms & 1.5 bathrooms. Main floor features a warm & inviting living room, a beautifully reno'd kitchen with full appliances, including a new stove (2024) & dishwasher (2023), a primary bedroom (currently used as a dining room) & an updated 4pc bathroom. Upstairs, you'll find two generously-sized bdrms. The fully finished bsmt offers a large rec room, 2pc bathroom, laundry, HE furnace, HWT (2023), along with plenty of storage space. Many updates over the years, including newer siding, shingles, composite steps & decking. Outside, you'll love the expansive backyard, complete with plenty of concrete work, a 21x19 garage with a single garage door & a greenhouse attached. Located just minutes from the vibrant Ritchie Market, Mill Creek trail system, and Whyte Avenue's shops & cafes! MOVE IN READY!

Built in 1947

### Essential Information

MLS® # E4430228

Price \$495,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,013
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9622 72 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y6

### **Amenities**

Amenities	Deck, No Smoking Home, Patio
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:32am MDT