

\$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

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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	11
Zoning	Zone 17

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