

## \$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 siding, shingles, composite steps & decking. Outside, you'll love the expansive backyard, complete with plenty of concrete work, a 21x19 garage with single garage door & a greenhouse attached. Located just minutes from the vibrant Ritchie Market, Mill Creek trail system, and Whyte Avenue's shops & cafes! LOT VALUE PLUS A GREAT HOME!

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 | 11               |
| Zoning         | Zone 17          |

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Listing information last updated on April 21st, 2025 at 8:17pm MDT