

\$424,900 - 9514 72 Avenue, Edmonton

MLS® #E4457226

\$424,900

2 Bedroom, 1.00 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

REMARKABLE RITCHIE! 2 Blocks to the Ravine! This property is ideal for first time homeowners, someone downsizing or those wanting an investment or future redevelopment property. House is Carpet-Free and includes a Claw Foot Tub. BONUS: ROOFTOP BALCONY & new Hot Water Tank (2024). Kitchen has been updated over the years and features cabinets with soft-close hardware. Main Floor Laundry. Beautifully, LANDSCAPED YARD with COMPOSITE DECKING, Fountain & Firepit area. OVERSIZED DOUBLE GARAGE (25'5" x 21'4": 543 sq ft). Walkable! Mill Creek Ravine & Trails out the front door. Only a few blocks to Color de Vino, Blue Chair Cafe, Doughnut Party, Kind Ice Cream, the Ritchie Market (Acme Meats, Transcend Coffee, Campio), and a few minutes more to Farrow. Bike or take transit to the University of Alberta & Downtown in only 20 -30 minutes. GREAT BUILDING SITE - 42.4' W x 132' D (520 m2) & new Small Scale Residential (RS) ZONING.

Built in 1952

Essential Information

MLS® # E4457226

Price \$424,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,493
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9514 72 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y4

Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Deck, Fire Pit, Hot Tub, No Smoking Home, Rooftop Deck/Patio
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Hazeldean/Mt Carmel
Middle Allendale/L St Laurent
High McKernan/Austin OBrien

Additional Information

Date Listed September 11th, 2025
Days on Market 3
Zoning Zone 17

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Listing information last updated on September 14th, 2025 at 9:17am MDT