

Courtesy Of Justin Layton Of RE/MAX River City

\$1,595,000 - 9706 75 Avenue Nw, Edmonton

MLS® #E4378603

\$1,595,000

6 Bedroom, 5.00 Bathroom, 2,204 sqft
Single Family on 0.10 Acres

Ritchie, Edmonton, AB

Custom built dream home by Timber Haus with two separate legal suites, both with separate entrances! Located in the desirable neighborhood of Ritchie on a 38-foot-wide lot. Exquisite design and details are incorporated throughout this stunning custom property featuring 3,848 Sq. Ft. of developed living space, oversized double garage, 9 Ft. ceilings, custom white oak mantel, floating shelves and live edge counter, Dekton by Cosentino counters and backsplash, white mist hardwood flooring, composite decking, large pergola, plus much more! The main home features 2,200 Sq. Ft. above grade, 4 bedrooms and 2 and a half bathrooms with upstairs laundry. The 1,099 Sq. Ft. legal basement suite features 2 bedrooms, a full bathroom and its own separate entrance and laundry. Perfect for an in-law suite, extra income or additional living space yourself. You also have another separate 545 Sq Ft. legal garage suite with one-bedroom, full bathroom, laundry and separate entrance. This one-of-a-kind home is sure to impress!

Built in 2020

Essential Information

MLS® #	E4378603
Price	\$1,595,000



Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,204
Acres	0.10
Year Built	2020
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	9706 75 Avenue Nw
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H8

Amenities

Amenities	Exterior Walls 2"x10", Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Porch, Hot Water Instant, 9 ft. Basement Ceiling, Tankless Hot Water, No Animal Home, No Smoking Home, See Remarks
Features	Exterior Walls 2"x10", Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Porch, Hot Water Instant, 9 ft. Basement Ceiling, Tankless Hot Water, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached, Insulated, Over Sized, See Remarks
# of Garages	2
Garages	6.38 x 6.14

Interior

Interior	Hardwood, Vinyl Plank
Interior Features	Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan
Heating	Forced Air-2, See Remarks
Fireplace	Yes
Fireplaces	Gas, Mantel

of Stories 3
Has Basement Yes
Basement Fully Finished, Full

Exterior

Exterior Acrylic Stucco, Hardie Board Siding
Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground
Nearby, Public Swimming Pool, Public Transportation, Schools,
Shopping Nearby, See Remarks
Construction Wood Frame

School Information

Elementary Hazeldean School
Middle Allendale or McKernan
High Strathcona School

Additional Information

Date Listed March 23rd, 2024

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Listing information last updated on September 20th, 2024 at 4:02pm MDT