

# \$485,000 - 9146 73 Avenue, Edmonton

MLS® #E4435462

**\$485,000**

4 Bedroom, 2.00 Bathroom, 832 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

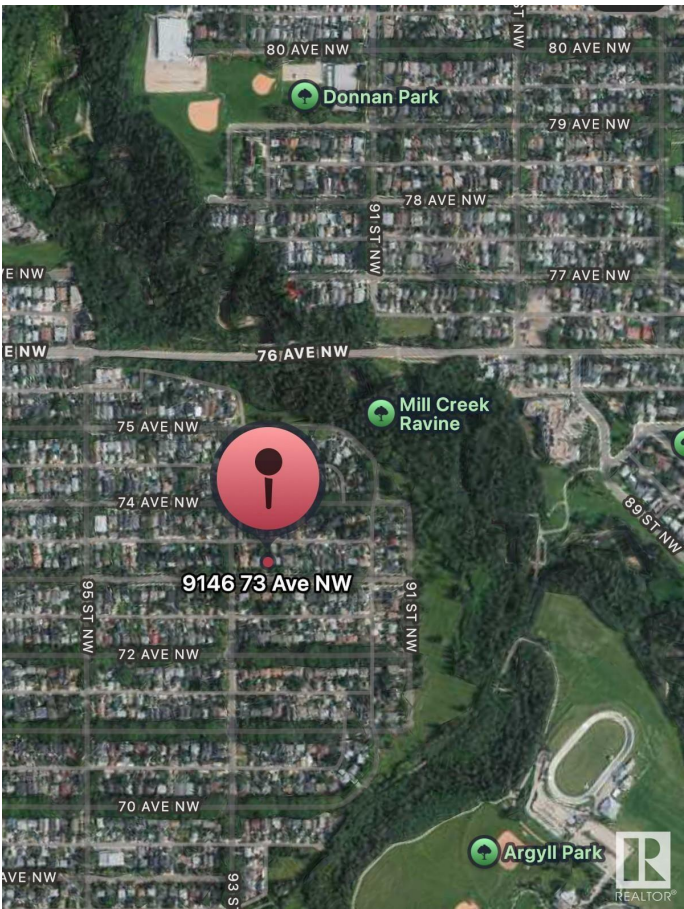
Ideally Located in the Heart of Ritchie! Just one block from Mill Creek Ravine and a short stroll to the vibrant Ritchie Market, this property offers the perfect blend of nature and urban lifestyle. Sitting on one of the larger subdividable lots in the area—50 ft x 130 ft (6,500 sq ft)—this is a rare opportunity in one of Edmonton’s most desirable neighborhoods. Whether you're looking to build, hold, invest, or live, you simply can’t beat this location!

Built in 1955

## Essential Information

MLS® #	E4435462
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

## Community Information



Address	9146 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1B5

### **Amenities**

Amenities	See Remarks
Parking	2 Outdoor Stalls

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Flat Site, Subdividable Lot, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	4
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 May 12th, 2025 at 6:47pm MDT