

# \$499,999 - 9119 74 Avenue, Edmonton

MLS® #E4461874

**\$499,999**

5 Bedroom, 2.00 Bathroom, 900 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

52' X 130' (630 m2) PRIME INFILL DEVELOPMENT OPPORTUNITY IN SOUTH EDMONTON RITCHIE! Build the home of your dreams. Side by side duplex or 2 detached properties in one of Edmonton's most DESIRED COMMUNITIES! Steps from the AMAZING MILL CREEK RAVINE! LOCATED & SURROUNDED ON BEAUTIFUL TREE-LINED STREETS! Easy access to Whyte Avenue, Downtown, schools, parks and the University of Alberta minutes away. This highly desirable walkable neighborhood is a must see! Only a 3 block walk to trendy shopping, coffee shops. Campio Microbrewery, professional services and the Ritchie Market. ( Note: House could be fully renovated & legal suite added! Two garages 22'x24' & 20'x19') New shingles, central air. Must sell bring all offers!! Property sold as is where is. No warranty's or representations.

Built in 1954

## Essential Information

MLS® #	E4461874
Price	\$499,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	900



Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9119 74 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1C9

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas
Parking Spaces	6
Parking	Double Garage Detached, Heated, Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	J H Picard School
Middle	Ottewell School

High

Austin O'Brien School

### **Additional Information**

Date Listed            October 12th, 2025

Days on Market      2

Zoning                 Zone 17

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Listing information last updated on October 14th, 2025 at 9:47am MDT