

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 6:17pm MDT