

\$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 3

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 October 15th, 2025 at 10:48am MDT