

\$679,999 - 9527 75 Avenue, Edmonton

MLS® #E4457693

\$679,999

4 Bedroom, 3.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Modern Luxury Just Steps from Millcreek Ravine! Located just 1.5 blocks from the picturesque Millcreek Ravine, this upscale, contemporary-designed home offers the perfect blend of style and functionality. The open-concept layout, soaring vaulted ceilings, and open-to-below staircase create a spacious, airy ambiance throughout. With 9-foot ceilings on both the main floor and basement—plus oversized windows—the home is bathed in natural light. High-end finishes like granite countertops and hardwood flooring bring a modern yet warm aesthetic. The gourmet kitchen is ideal for entertaining, featuring a large island, stainless steel appliances, walk-in pantry, and plenty of prep space. You'll love the convenience of large mudrooms at both the front and rear entrances. Upstairs, the vaulted-ceiling primary suite boasts a massive walk-in closet and a luxurious 4-piece ensuite with dual vanities. The fully finished basement adds even more living space to this impressive home. A rare, stylish gem !

Built in 2014

Essential Information

MLS® # E4457693

Price \$679,999



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9527 75 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H5

Amenities

Amenities	On Street Parking, Ceiling 9 Star, No Animal Home
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer Refrigerator-Energy Star, Stove
Coverings	
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement
----------	--------------------



Exterior Features	Back Lane, Creek, Fenced
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 13th, 2025
Days on Market	2
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 September 15th, 2025 at 5:17am MDT