

Courtesy Of Alan F Macdonald Of MaxWell Challenge Realty

# \$1,300,000 - 9323 73 Avenue, Edmonton

MLS® #E4423239

**\$1,300,000**

5 Bedroom, 3.50 Bathroom, 2,369 sqft  
Single Family on 0.00 Acres

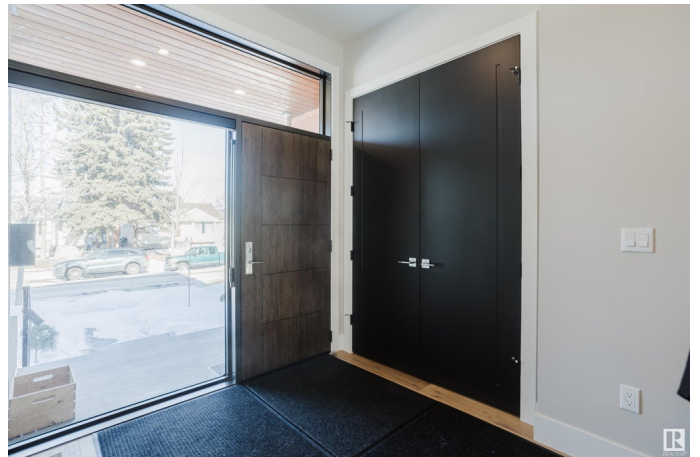
Ritchie, Edmonton, AB

Welcome to your dream retreat! This beautiful, custom-designed home features 10-foot ceilings on the main floor and 9-foot ceilings on both the upper level and basement, creating an open and airy feel. Beautifully designed windows provide lots of warm, natural light. The thoughtfully designed floor plan offers ample space for both relaxation and entertainment. Whether you're hosting gatherings in the spacious living areas or enjoying a quiet evening in one of the serene bedrooms, this home provides the perfect backdrop for every occasion. Modern comforts include air conditioning, Miele gas stove and top-of-line appliances, and an incredible en-suite. And don't forget the 16kW rooftop solar power system. Enough to charge your car and still cover the consumption of your house during clear days. Experience the perfect harmony of luxury and comfort in a home that invites you to unwind and savor life's moments.

Built in 2021

## Essential Information

MLS® #	E4423239
Price	\$1,300,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,369
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9323 73 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A8

### **Amenities**

Amenities	Bar, Ceiling 10 ft., Ceiling 9 ft., Patio, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 15

Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 12:02am MDT