

## \$679,999 - 9527 75 Avenue, Edmonton

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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 | 11                   |
| Zoning         | Zone 17              |

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Listing information last updated on September 24th, 2025 at 6:02pm MDT