



9627 74 Avenue Edmonton AB

\$988,000

TWO BLOCKS TO RITCHIE MARKET! Welcome to this elegant 2273 square foot new infill with a TRIPLE GARAGE, on a large 520 sq/m lot featuring a large south-facing backyard. The exceptional floor plan features soaring ceilings on the open-concept main floor - perfect for entertaining, & large windows for ample natural sunlight. The main floor has a fantastic chef's kitchen with a vast island, stainless steel appliances, butler pantry, a large flex room or office space, & massive mudroom. Upstairs are three large bedrooms, the primary with a gigantic walk-in closet that connects to the laundry room, & a balcony overlooking the backyard. A side entrance offers the potential for future suite development. The huge yard has a full width deck and will have a triple detached garage. This property is within walking distance of Ritchie Market & Mill Creek Ravine. It also offers quick access to UofA, Whyte Ave, & Downtown. Don't miss out!

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