



## 9748 73 Avenue Edmonton AB

\$395,000

Welcome to this charming raised bungalow in the vibrant, highly sought-after community of Ritchie! Ideal for first-time home buyers or savvy investors, this property offers two bedrooms on the main level, a full bathroom, a cozy living room and functional kitchen. There is a non-conforming suite in the basement with two additional bedrooms, a full kitchen, and its own entrance. Sitting on a 404 sq/m lot, this home also presents future development potential. Enjoy a terrific location just steps from Mill Creek Ravine, Whyte Ave, Ritchie Market, Southgate Centre, bike lanes, and with easy access to the University and downtown. Don't miss out on this fantastic opportunity!

Listing Presented By:



Originally Listed by:  
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