

## \$1,189,000 - N/A, Edmonton

MLS® #E4431945

**\$1,189,000**

6 Bedroom, 4.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

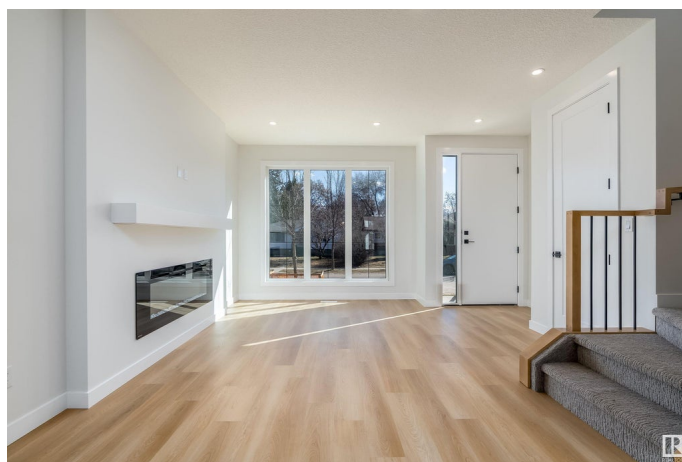
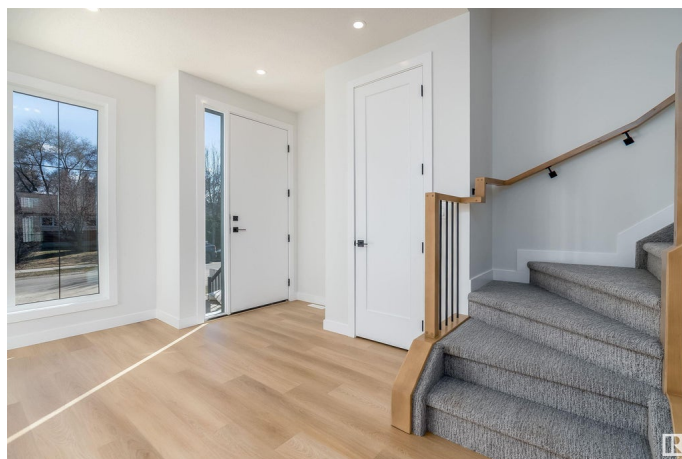
Ritchie, Edmonton, AB

Brand new infill in the beautiful and highly sought after community of Ritchie. Location is incredible, Just steps from Mill Creek Ravine and the Ritchie market. With over 2500 sqft of livable space, home features a 2 bdrm legal basement suite and a 1 bdrm garage suite, yes 3 separate units total. Luxury vinyl plank throughout the home, this home features 6 bdrms and 4.5 baths. Main floor open concept layout with a dream kitchen, family room with fireplace, office, mudroom with built-in cabinets and pantry with coffee bar. Upstairs offers 3 bdrms and 2 full baths. Primary bdrm features a large walk-in closet and a gorgeous en-suite with soaker tub, separate tiled shower and double sinks. The Legal Basement suite offers 2 bdrms, 4-piece bath, living room and full kitchen with eating bar. Garage suite with 1 bdrm and full bath. Heated Garage! The perfect property for any investor or for a buyer looking for not 1 but 2 mortgage helpers. next door also available with 3 more units making this MLI eligible.

Built in 2024

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4431945    |
| Price    | \$1,189,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,830                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Ritchie  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 1A6  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached, Heated                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Brick, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 17          |

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Listing information last updated on April 22nd, 2025 at 1:32am MDT