

## \$2,999,990 - 9630/9624 74 Avenue, Edmonton

MLS® #E4453167

**\$2,999,990**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Ritchie, Edmonton, AB

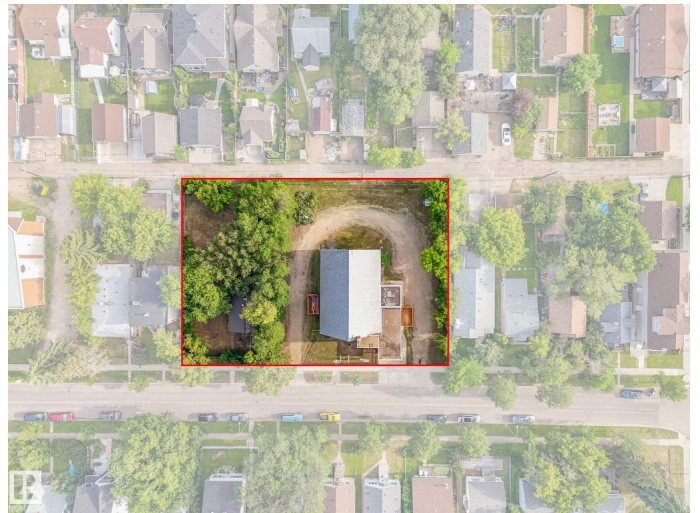
### PRIME DEVELOPMENT OPPORTUNITY -

The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan available --- ACQUIRE THIS EXPANSIVE 198' wide x 132' deep LAND PARCEL in the heart of the highly desirable Ritchie neighbourhoodâ€”celebrated for its vibrant community, walkability to Whyte Avenue, Mill Creek & Downtown. The property spans 2 parcels; One includes a former church (~2,500 sq. ft. per floor over 2 floors, complete with elevator & full commercial-style kitchen); The other a livable home onsite ideal for staff accommodations, rental income, or future redevelopment. The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan. Multiple exit strategies existâ€”activate immediately as a turnkey facility, lease for stable holding income, or land bank for long-term appreciation. Strong area demographics, high demand & rare assembly width, make this a once-in-a-decade chance to secure a premier site in one of the most sought-after communities

Built in 1954

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4453167    |
| Price  | \$2,999,990 |



|            |                 |
|------------|-----------------|
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1954            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9630/9624 74 Avenue |
| Area        | Edmonton            |
| Subdivision | Ritchie             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1E6             |

### Exterior

|              |                           |
|--------------|---------------------------|
| Exterior     | Brick, Stucco, Wood Frame |
| Roof         | Asphalt Shingles          |
| Construction | Brick, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 17           |

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Listing information last updated on October 29th, 2025 at 7:32pm MDT