

\$399,900 - 9815 76 Avenue, Edmonton

MLS® #E4432109

\$399,900

3 Bedroom, 2.00 Bathroom, 1,676 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Unique opportunity with this 2 storey in Ritchie! The main floor is brightly laid out with a spacious entrance that leads to the open living room, dining room and kitchen with stainless steel appliances, open shelves, white cabinets and butcher block countertops. 2 bedrooms and a 5-piece bathroom complete this level. The huge mud room serves as the laundry room and separate entrance to the upper level which contains a second living room, second kitchen, and an additional bedroom with a 4-piece ensuite. The kitchen is open to the dining area and living room. The bedroom is a nice size and offers a 4-piece ensuite. South facing back yard with a deck, fenced off garden area, garage and plenty of parking. Great Ritchie location just down the street from trendy cafes, restaurant, ice cream shop and shopping. A short walk to the Mill Creek Ravine where you can enjoy the beautiful trail system year-round. Near schools and minutes to the University of Alberta and Downtown.

Built in 1930

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4432109 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,676 |
| Acres | 0.00 |
| Year Built | 1930 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9815 76 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1K6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 22nd, 2025

Days on Market 31

Zoning Zone 17

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