# \$409,900 - 9815 76 Avenue, Edmonton

MLS® #E4432109

## \$409,900

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

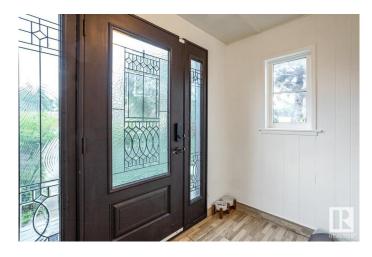
# **Essential Information**

MLS® # E4432109 Price \$409,900

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 10

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:32pm MDT