# \$1,740,000 - 9947 80 Avenue, Edmonton

MLS® #E4437555

### \$1,740,000

1 Bedroom, 1.00 Bathroom, 577 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Ritchie LAND ASSEMBLY 100 X 132', already RM(medium scale-4-8 storeys) zoned lots. In the heart of ritchie, with a walkscore of 97 this community is prime for multi family. Minutes from UofA and downtown, with vibrant breweries and cafes just waking distances away, these prime oppurtutniites DO NOT come to market often. Take advantage of all the booming rental economy and prime location now. House is rentable while planning. Investment won't last long!!





MLS® # E4437555 Price \$1,740,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 577 Acres 0.00

Year Built 1937

Type Single Family

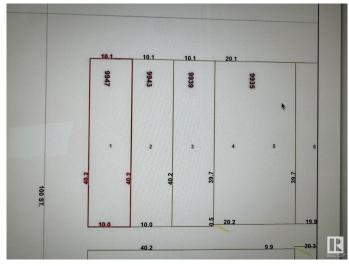
Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**





Address 9947 80 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1T2

## **Amenities**

Amenities See Remarks

Parking Rear Drive Access

#### Interior

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Flat Site, Landscaped, Picnic Area, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, Subdividable Lot

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 21st, 2025

Days on Market 26

Zoning Zone 17

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Listing information last updated on June 16th, 2025 at 4:17pm MDT