\$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

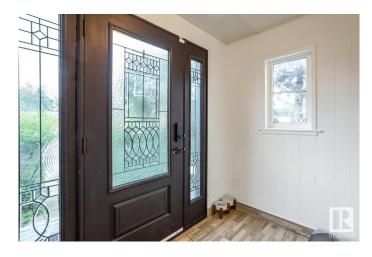
Essential Information

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 35

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 27th, 2025 at 12:02pm MDT