

## \$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

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