

\$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 28

Zoning Zone 17

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