

## \$509,900 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$509,900**

6 Bedroom, 2.50 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Prime Corner Property in Desirable Ritchie â€“ High Exposure & Endless Potential! Perfect for business, investment, or redevelopment! This beautiful home features 4+2 bedrooms & 2 kitchens. Main Floor has a Spacious, bright living room, and huge dining room. Maple cabinet kitchen, Half bath and laundry. Upper Level: 4 large bedrooms + 1 full bath. Separate Entrance to the basement with a kitchen, family room and 2 bedroom. Ample parking with an oversized garage & backyard space. Don't miss this fantastic investment opportunity!

Built in 1911

### Essential Information

MLS® #	E4424736
Price	\$509,900
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

Community Information

Address 9862 76 Avenue  
Area Edmonton  
Subdivision Ritchie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 1K5

Amenities

Amenities Deck, Front Porch  
Parking Single Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed March 7th, 2025  
Days on Market 73  
Zoning Zone 17

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