# \$484,900 - 9862 76 Avenue, Edmonton

MLS® #E4424736

## \$484.900

6 Bedroom, 2.50 Bathroom, 1,514 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Prime Corner Property in Desirable Ritchie – 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!



#### **Essential Information**

MLS® # E4424736 Price \$484,900

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 237

Zoning Zone 17

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