# \$769,900 - 9521 76 Avenue, Edmonton

MLS® #E4430877

## \$769,900

4 Bedroom, 3.50 Bathroom, 1,487 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

WELCOME TO YOUR NEW HOME IN RITCHIE! Leave the Traffic in the Suburbs and cut your commute! Surrounded by your favorite Schools, Ritchie Market and STEPS to MILLCREEK RAVINE this 3 Bedroom, 2.5 Bath is Sure to Impress! Finishes include Laminate Floors, Quartz Counters, Stainless Steel Appliances, Main Floor Laundry, Gas Fireplace and Beautiful Feature Glass along the Staircase. LOW MAITANANCE LANDSCAPING and Fully Fenced. Large Double Detached Garage provides AMPLE STORAGE! THEN there is the 1 Bedroom, 1 Bath Legal Suite with all the same finishes as upstairs. There is a high demand for this type of rental in the area!



#### **Essential Information**

MLS® # E4430877

Price \$769,900

Bedrooms 4

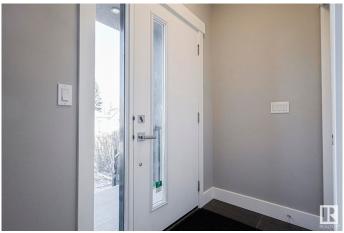
Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,487 Acres 0.00 Year Built 2017







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9521 76 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0K1

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water

Tankless, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Garage Opener, Oven-Microwave, Vacuum

Systems, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski

Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

# **School Information**

Elementary Millcreek Escuela

High J.H. Picard

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 15

Zoning Zone 17

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Listing information last updated on April 30th, 2025 at 3:32pm MDT