

## \$499,000 - 9818 81 Avenue, Edmonton

MLS® #E4458684

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

**PRIME DEVELOPMENT OPPORTUNITY IN RITCHIE!** This VACANT LOT offers the perfect canvas to build your dream home or investment property in one of Edmonton's most SOUGHT-AFTER COMMUNITIES. Located just steps from the vibrant energy of WHYTE AVENUE, you'll enjoy easy access to TRENDY CAFES, RESTAURANTS, BOUTIQUES, and NIGHTLIFE. The area also boasts top SCHOOLS, PARKS, and quick connections to the UNIVERSITY OF ALBERTA, MILL CREEK RAVINE, and DOWNTOWN. Surrounded by a mix of charming character homes and modern infills, this lot is ideal for those wanting to create a CUSTOM BUILD that blends lifestyle and location. With strong buyer demand in Ritchie, this property is not just a lot—it's a chance to design and invest in a HIGHLY DESIRABLE NEIGHBOURHOOD where community and convenience meet. A rare opportunity to bring your vision to life in one of Edmonton's most VIBRANT, WALKABLE areas!



### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458684  |
| Price      | \$499,000 |
| Lease Rate | \$10      |

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9818 81 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1W3        |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | 33' x 132'                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 17              |

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Listing information last updated on November 4th, 2025 at 2:02pm MST