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

MLS® #E4424736

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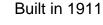
6 Bedroom, 2.50 Bathroom, 1,514 sqft Single Family on 0.00 Acres

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	\$509,900
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.00
Year Built	1911
Туре	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	59
Zoning	Zone 17

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Listing information last updated on May 5th, 2025 at 9:17am MDT