

\$849,900 - 9335 76 Avenue, Edmonton

MLS® #E4417553

\$849,900

4 Bedroom, 2.00 Bathroom, 1,342 sqft
Single Family on 0.00 Acres

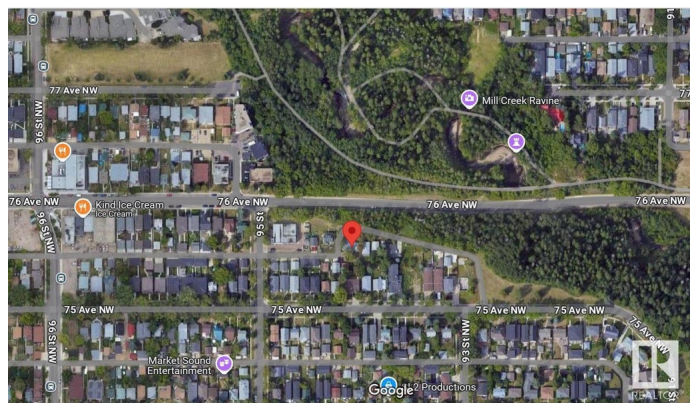
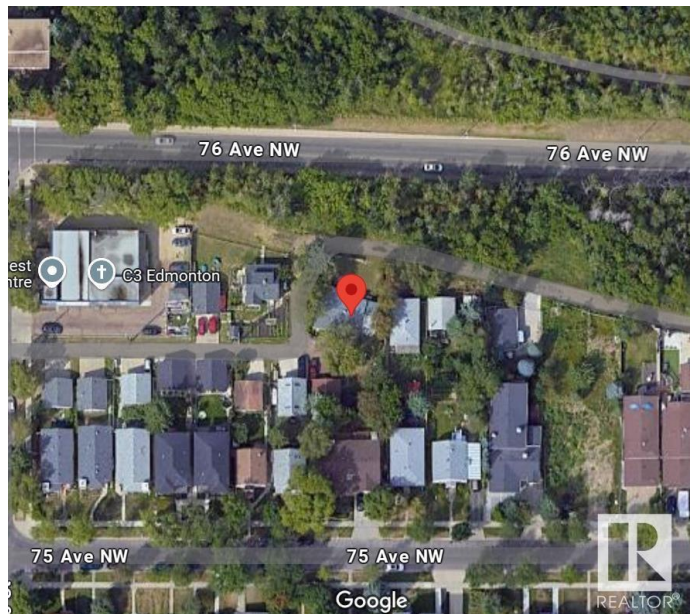
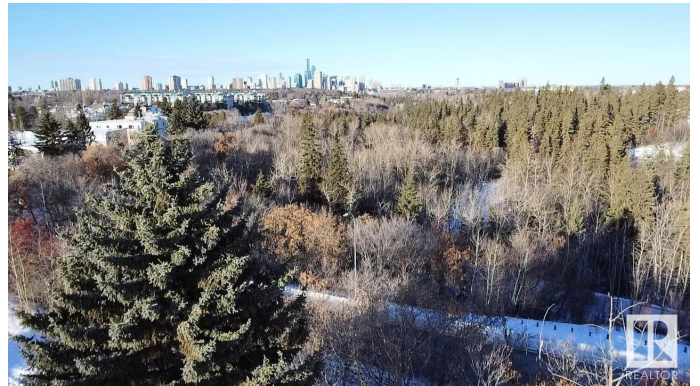
Ritchie, Edmonton, AB

Rare opportunity in Ritchie! Huge 742 sqmt development lot next to the Millcreek Ravine, RS zoning means the city could allow up to 8 units here, possible subdivision as well. Super location, one of only 2 lots facing ravine, no neighbors in front, 2 blocks from boutique stores, shopping and micro breweries. Develop and enjoy fantastic views of the downtown and ravine from a possible 2nd or 3rd floor, super quiet and secluded, almost zero traffic. The property is poised to benefit from the 76 ave renewal, anyone will enjoy this south central location with ravine trails, trendy shopping, transit and old strathcona all super close.

Built in 1949

Essential Information

MLS® #	E4417553
Price	\$849,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,342
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow
Status Active

Community Information

Address 9335 76 Avenue
Area Edmonton
Subdivision Ritchie
City Edmonton
County ALBERTA
Province AB
Postal Code T6C 0J8

Amenities

Amenities Deck
Parking Spaces 5
Parking Double Garage Detached, Over Sized, Parking Pad Cement/Paved, Rear Drive Access

Interior

Appliances Dryer, Refrigerators-Two, Washers-Two
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Insert
Stories 2
Has Basement Yes
Basement Partial, Finished

Exterior

Exterior Wood, Log
Exterior Features Back Lane, Corner Lot, Flat Site, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown
Roof Asphalt Shingles
Construction Wood, Log
Foundation Concrete Perimeter

Additional Information

Date Listed January 10th, 2025
Days on Market 89
Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 11:47pm MDT