

\$1,100,000 - 9837 77 Avenue, Edmonton

MLS® #E4422161

\$1,100,000

3 Bedroom, 2.50 Bathroom, 2,554 sqft
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Visit the REALTOR®'s website for more information. Experience the best of both worlds—modern luxury in the mature, tree-lined, walkable, neighbourhood that borders the Mill Creek Ravine. This custom-built 2021 home in Ritchie offers a spacious, 3-storey design built for upscale family living. Imagine your friends complimenting you on what a great gathering place the expansive kitchen makes as you welcome them to your new home. The 2nd floor is a kid-friendly retreat with two bedrooms, a bonus room, laundry, & a shared bath. The third floor is an owner's sanctuary, featuring a spa-like ensuite with a soaker tub & custom shower. The legal garage suite is a successful short term rental, plus the unfinished basement has a separate entrance for a potential two bedroom basement suite. Enjoy your covered deck, a double detached garage with a successful short-term rental garage suite. With quick access to Whyte Ave, U of A, & Mill Creek Ravine, this home blends luxury with location. Don't miss out.

Built in 2021

Essential Information

MLS® #	E4422161
Price	\$1,100,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,554
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	9837 77 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1M3

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

Additional Information

Date Listed	February 20th, 2025
Days on Market	42
Zoning	Zone 17

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