

## \$519,999 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$519,999**

6 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Prime Corner Property in Desirable Ritchie â€“ 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!

Built in 1911

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424736               |
| Price          | \$519,999              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.00                   |
| Year Built     | 1911                   |
| Type           | 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 42  
Zoning Zone 17

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Listing information last updated on April 18th, 2025 at 11:02am MDT