

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

MLS® #E4424736

**\$509,900**

6 Bedroom, 2.50 Bathroom, 1,514 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	\$509,900
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,514
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              75  
Zoning                        Zone 17

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