

\$450,000 - 9558 76 Av Nw, Edmonton

MLS® #E4458011

\$450,000

5 Bedroom, 3.00 Bathroom, 1,181 sqft
Single Family on 0.10 Acres

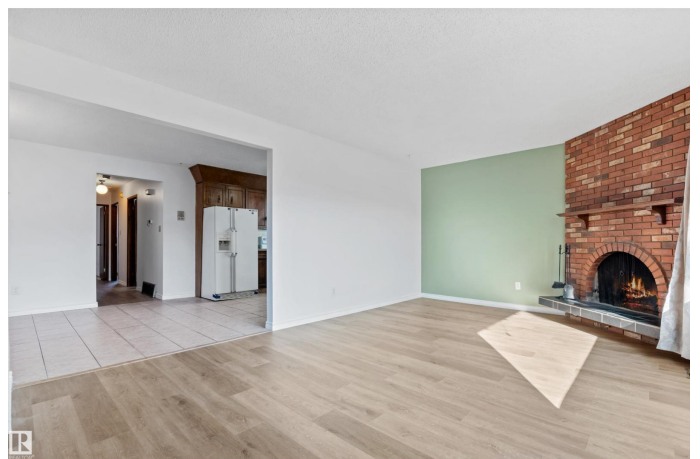
Ritchie, Edmonton, Alberta

Discover this charming 1,181 sqft bi-level home in the heart of the lively Ritchie neighborhood, steps from the scenic Millcreek Ravine. Perfectly positioned just next doors from Ritchie Market (Little Duchess Bake Shop, Transcend Coffee & Roastery), this property offers unparalleled walkability with shops, cafes, and businesses right at your doorstep. Kind Ice Cream is just across the street! Featuring 3+2 bedrooms and 2.5 bathrooms, this spacious home boasts a bright, south-facing orientation, filling the interior with natural light. The mixed-use 33' x 131' lot presents endless possibilities for business, investment, or development. Enjoy the convenience of an oversized single detached garage with a newly installed opener and ample driveway parking. Located minutes from Whyte Avenue, downtown Edmonton, and the University of Alberta, this property combines urban accessibility with neighborhood charm. Ideal for homeowners, investors, or developers looking to capitalize on Ritchie's vibrant growth. (id:6289)

Built in 1976

Essential Information

Listing #	E4458011
Price	\$450,000
Bedrooms	5



Bathrooms	3.00
Half Baths	1
Square Footage	1,181
Acres	0.10
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	9558 76 Av Nw
Subdivision	Ritchie
City	Edmonton
Province	Alberta
Postal Code	T6C0K2

Amenities

Features	Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Intercom, Refrigerator, Stove, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Arteam Realty
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