

## \$484,900 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$484,900**

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	\$484,900
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 181  
Zoning Zone 17

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