

Courtesy Of Zach Koziak Of Black Sheep Realty

## \$400,000 - 9847 81 Avenue, Edmonton

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MLS® #E4458436

**\$400,000**

3 Bedroom, 2.00 Bathroom, 798 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to Ritchie! step inside this beautifully maintained Bungalow with 3 Bedrooms and 2 Bathrooms. This home has hardwood floors, an updated kitchen and main floor bathroom as well as lots of the homes original charm. On the main floor you will love all the sun from the large windows. The fully finished basement includes a bedroom and 4 piece bathroom, along with a second kitchen and dining area. Outside, relax on your covered patio overlooking your beautiful yard with garden beds and trees. Additional highlights include oversized single garage with new roof (2022), storage shed, updated electrical panel. Located close to Whyte avenue, U of A, shops, restaurants, and schools. A rare opportunity to own a move-in-ready home in this sought-after neighbourhood!



Built in 1946

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458436  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 798       |
| Acres          | 0.00      |
| Year Built     | 1946      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9847 81 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1W4        |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Patio |
| Parking   | Over Sized, Single Garage Detached            |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, See Remarks, Natural Gas                                                                                            |
| Stories      | 2                                                                                                                                 |
| Has Suite    | Yes                                                                                                                               |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stone, Stucco                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 6                    |

## Zoning

## Zone 17

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Listing information last updated on September 24th, 2025 at 7:47pm MDT