

## \$849,900 - 9335 76 Avenue, Edmonton

MLS® #E4417553

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Rare opportunity in Ritchie! Huge 742 sqmt development lot next to the Millcreek Ravine, RS zoning means the city could allow up to 8 units here, possible subdivision as well. Super location, one of only 2 lots facing ravine, no neighbors in front, 2 blocks from boutique stores, shopping and micro breweries. Develop and enjoy fantastic views of the downtown and ravine from a possible 2nd or 3rd floor, super quiet and secluded, almost zero traffic. The property is poised to benefit from the 76 ave renewal, anyone will enjoy this south central location with ravine trails, trendy shopping, transit and old strathcona all super close.

Built in 1949

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4417553               |
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,342                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9335 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0J8        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck  |
| Parking Spaces | 5   |
| Parking        | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|              |                                       |
|--------------|---------------------------------------|
| Appliances   | Dryer, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas             |
| Fireplace    | Yes                                   |
| Fireplaces   | Insert                                |
| Stories      | 2                                     |
| Has Basement | Yes                                   |
| Basement     | Partial, Finished                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Log   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Log   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 100                |
| Zoning         | Zone 17            |

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Listing information last updated on April 19th, 2025 at 9:47pm MDT