Courtesy Of Andrew Switzer Of Sterling Real Estate

$769,900 - 9521 76 Avenue, Edmonton

MLS® #E4430877

$769,900
4 Bedroom, 3.50 Bathroom, 1,487 sqft
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

WELCOME TO YOUR NEW HOME IN RITCHIE! Leave the Traffic in the Suburbs and cut your commute! Surrounded by your favorite Schools, Ritchie Market and STEPS to MILLCREEK RAVINE this 3 Bedroom, 2.5 Bath is Sure to Impress! Finishes include Laminate Floors, Quartz Counters, Stainless Steel Appliances, Main Floor Laundry, Gas Fireplace and Beautiful Feature Glass along the Staircase. LOW MAITANANCE LANDSCAPING and Fully Fenced. Large Double Detached Garage provides AMPLE STORAGE! THEN there is the 1 Bedroom, 1 Bath Legal Suite with all the same finishes as upstairs. There is a high demand for this type of rental in the area!

Built in 2017

Essential Information

MLS® #	E4430877
Price	$769,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,487
Acres	0.00
Year Built	2017

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9521 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0K1

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Oven-Microwave, Vacuum Systems, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Millcreek Escuela
High	J.H. Picard

Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 17

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Listing information last updated on April 19th, 2025 at 1:02pm MDT