

## \$499,900 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$499,900**

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	\$499,900
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



StatusActive

Community Information

Address9862 76 Avenue  
AreaEdmonton  
SubdivisionRitchie  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT6E 1K5

Amenities

AmenitiesDeck, Front Porch  
ParkingSingle Garage Detached

Interior

AppliancesDishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two  
HeatingForced Air-1, Natural Gas  
Stories3  
Has BasementYes  
BasementFull, Finished

Exterior

ExteriorWood, Stone, Vinyl  
Exterior FeaturesCorner Lot, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby  
RoofAsphalt Shingles  
ConstructionWood, Stone, Vinyl  
FoundationConcrete Perimeter

Additional Information

Date ListedMarch 7th, 2025  
Days on Market111  
ZoningZone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 26th, 2025 at 10:18am MDT