# \$1,000,000 - 9837 77 Avenue, Edmonton

MLS® #E4431105

## \$1,000,000

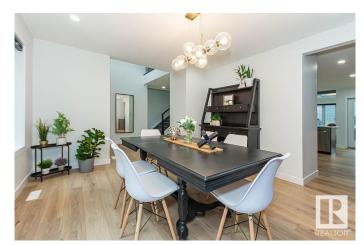
3 Bedroom, 2.50 Bathroom, 2,886 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Experience elevated living in this exquisite 2,886 SqFt home, nestled in Edmonton's coveted Ritchie Neighbourhood. Built in 2021, this residence showcases superior craftsmanship with high-end fixtures, premium appliances, & custom cabinetry throughout. The chef's kitchen is a culinary masterpiece, seamlessly flowing into expansive living areas designed for both comfort & sophistication. Featuring 3 spacious bedrooms, 2 luxurious 5-piece bathrooms, & an additional 2-piece powder room, every detail exudes elegance. The oversized double detached garage includes a legal suite, currently generating impressive Airbnb income -- we have the financials! An unfinished basement with a separate side entrance offers potential for a 2-bedroom legal suite, enhancing investment opportunities. Situated steps from Ritchie Market's vibrant eateries & boutiques, Mill Creek Ravine's scenic trails & swimming pool, & top-rated schools like École J.H. Picard & Hazeldean School, this property epitomizes upscale urban living.







Built in 2021

# **Essential Information**

MLS® # E4431105 Price \$1,000,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,886

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

# **Community Information**

Address 9837 77 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1M3

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-

2"x6", Hot Water Natural Gas, No Smoking Home, Infill Property, HRV

System

Parking Spaces 4

Parking Double Garage Detached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 3

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Flat Site, Landscaped, Level Land, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 72

Zoning Zone 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 7:17am MDT