

## \$379,999 - 9732 80 Avenue, Edmonton

MLS® #E4444240

**\$379,999**

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this charming raised bungalow nestled in the sought-after community of Ritchie. Full of character and warmth, this home features a cozy living room and a functional kitchen, renovated in 2010, offering ample cabinetry and storage. A patio door off the kitchen opens onto a lovely front deck overlooking the Escuela Mill Creek schoolyard – perfect for enjoying your morning coffee. Down the hall, you'll find two generously sized bedrooms and recently tiled and upgraded full bathroom. The basement offers additional living space with a comfortable rec room, a third bedroom, a dedicated laundry area, and a separate storage room. There's also a second bathroom that, with a little TLC, could be brought back to full use. Additional highlights include a newer furnace, some updated windows, a single-car garage, and a great-sized lot measuring 33' x 132.5'. This is a wonderful opportunity to own in one of Edmonton's most vibrant and walkable neighborhoods.

Built in 1949

### Essential Information

MLS® # E4444240

Price \$379,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 787                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9732 80 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1S7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed June 25th, 2025

Days on Market 1

Zoning Zone 17

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