

## \$484,900 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$484,900**

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          | \$484,900              |
| 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               |



Status                      Active

**Community Information**

Address                    9862 76 Avenue  
Area                        Edmonton  
Subdivision               Ritchie  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6E 1K5

**Amenities**

Amenities                 Deck, Front Porch  
Parking                    Single Garage Detached

**Interior**

Appliances               Dishwasher-Built-In,    Dryer-Two,    Refrigerators-Two,    Stoves-Two,  
                                 Washers-Two  
Heating                    Forced Air-1, Natural Gas  
Stories                     3  
Has Basement             Yes  
Basement                  Full, Finished

**Exterior**

Exterior                   Wood, Stone, Vinyl  
Exterior Features        Corner Lot, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby  
Roof                        Asphalt Shingles  
Construction             Wood, Stone, Vinyl  
Foundation               Concrete Perimeter

**Additional Information**

Date Listed                March 7th, 2025  
Days on Market           145  
Zoning                      Zone 17

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Listing information last updated on July 30th, 2025 at 5:47pm MDT