

## \$450,000 - 9558 76 Avenue, Edmonton

MLS® #E4458011

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,181 sqft

Single Family on 0.00 Acres

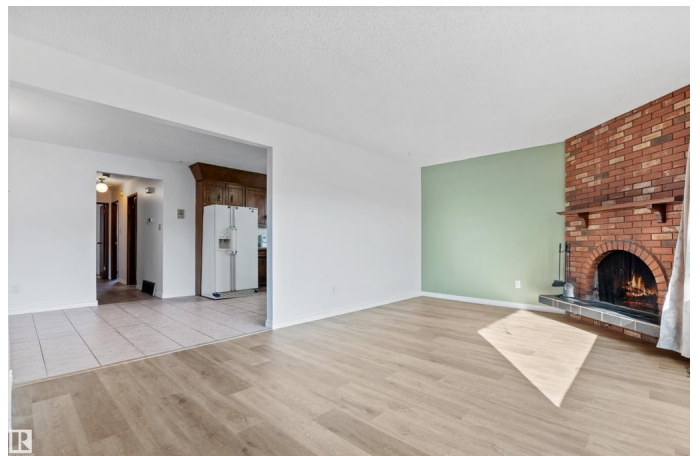
Ritchie, Edmonton, AB

Discover this charming 1,200 sqft bi-level home in the heart of the lively Ritchie neighborhood, steps from the scenic Millcreek Ravine. Perfectly positioned just two doors from Ritchie Market, this property offers unparalleled walkability with shops, cafes, and businesses right at your doorstep. Featuring 3+2 bedrooms and 2.5 bathrooms, this spacious home boasts a bright, south-facing orientation, filling the interior with natural light. The mixed-use 33' x 131' lot presents endless possibilities for business, investment, or development. Enjoy the convenience of an oversized single detached garage with a newly installed opener and ample driveway parking. Located minutes from Whyte Avenue, downtown Edmonton, and the University of Alberta, this property combines urban accessibility with neighborhood charm. Ideal for homeowners, investors, or developers looking to capitalize on Ritchie's vibrant growth. Don't miss this rare opportunity!!

Built in 1976

### Essential Information

MLS® #	E4458011
Price	\$450,000
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9558 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0K2

### **Amenities**

Amenities	Intercom
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 16th, 2025

Zoning                              Zone 17

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Listing information last updated on September 16th, 2025 at 5:17pm MDT