

# \$849,900 - 9335 76 Avenue, Edmonton

MLS® #E4417553

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,342 sqft  
Single Family on 0.00 Acres

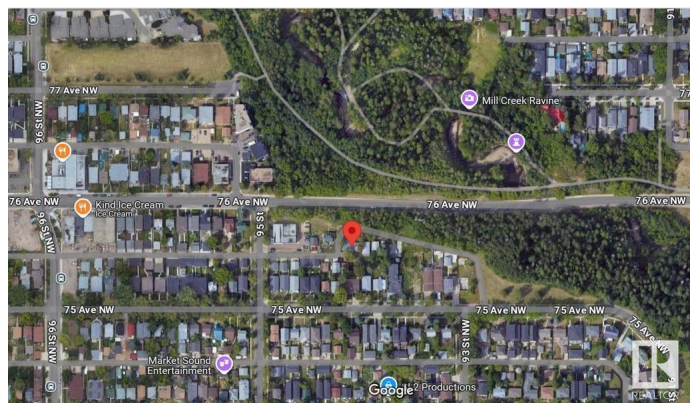
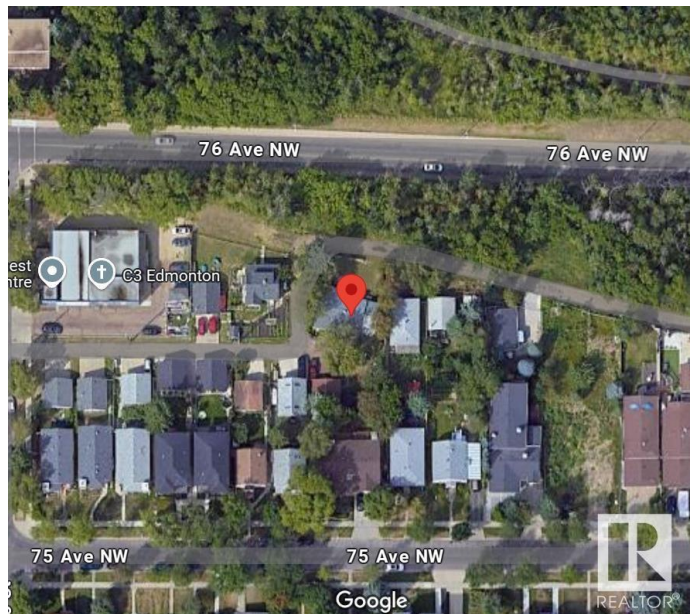
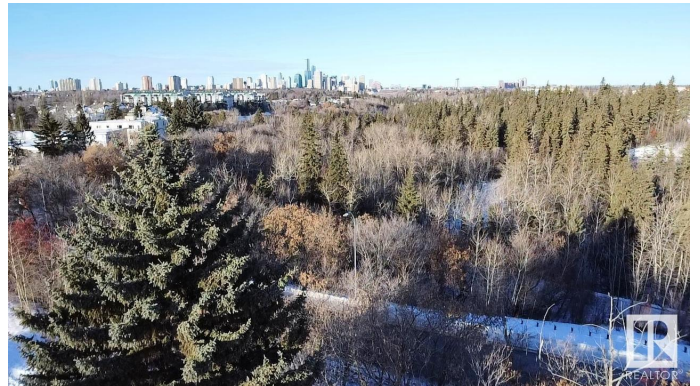
Ritchie, Edmonton, AB

Rare opportunity in Ritchie! Huge 742 sqmt development lot next to the Millcreek Ravine, RS zoning means the city could allow up to 8 units here, possible subdivision as well. Super location, one of only 2 lots facing ravine, no neighbors in front, 2 blocks from boutique stores, shopping and micro breweries. Develop and enjoy fantastic views of the downtown and ravine from a possible 2nd or 3rd floor, super quiet and secluded, almost zero traffic. The property is poised to benefit from the 76 ave renewal, anyone will enjoy this south central location with ravine trails, trendy shopping, transit and old strathcona all super close.

Built in 1949

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4417553               |
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,342                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



Style Bungalow  
Status Active

### Community Information

Address 9335 76 Avenue  
Area Edmonton  
Subdivision Ritchie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6C 0J8

### Amenities

Amenities Deck  
Parking Spaces 5  
Parking Double Garage Detached, Over Sized, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances Dryer, Refrigerators-Two, Washers-Two  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Partial, Finished

### Exterior

Exterior Wood, Log  
Exterior Features Back Lane, Corner Lot, Flat Site, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown  
Roof Asphalt Shingles  
Construction Wood, Log  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 10th, 2025  
Days on Market 63  
Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 10:03am MDT