

## \$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 Suite	Yes
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	110

## Zoning

## Zone 17

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