

# \$519,999 - 9862 76 Avenue, Edmonton

MLS® #E4424736

**\$519,999**

6 Bedroom, 2.50 Bathroom, 1,508 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	\$519,999
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
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 29  
Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 9:47am MDT