

## \$575,000 - 9264 77 Street, Edmonton

MLS® #E4428783

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

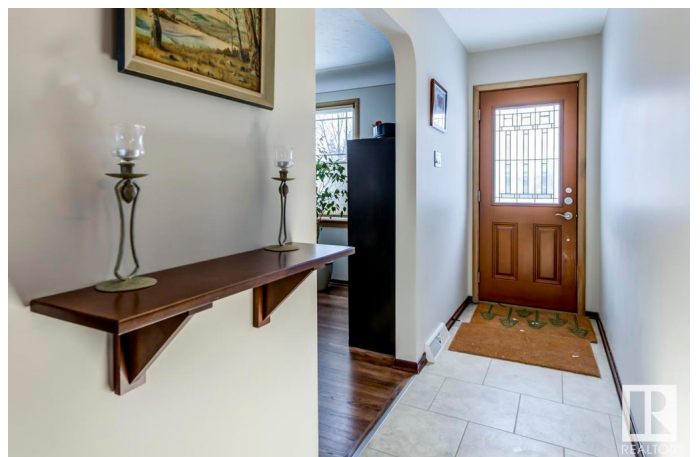
Holyrood, Edmonton, AB

This stunning home has been meticulously cared for by its current owner for 16 years, and it's bursting with upgrades. From features you can easily appreciate, like the Pella double-hung windows, bottom up blinds, and modern bathrooms with heated floors to the behind-the-scenes upgrades that make a big difference, such as new wiring, plumbing, and furnace. Step into the chef-inspired kitchen, where you'll find high-end Bosch/Fisher-Paykel appliances, an induction stove, granite counters, and cabinetry with clever touches like an appliance garage. The basement is a whole other level of fun! You'll love the spacious rec room, with a cozy gas stove fireplace and a wet bar. The basement bedroom is bright and airy, with a large window that brings in natural light and provides egress. Sitting on a massive 740sqm lot, this home is tucked away on a quiet street in Holyrood, just steps from a tranquil, tree-filled park and walkable to LRT. Don't miss your chance to own this beautiful home!

Built in 1954

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428783  |
| Price    | \$575,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,083                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9264 77 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2M1        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, No Smoking Home, Vinyl Windows   |
| Parking   | Single Carport, Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | See Remarks  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Paved Lane |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      2

Zoning                Zone 18

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 4th, 2025 at 11:32pm MDT