

## \$399,900 - 9813 76 Avenue, Edmonton

MLS® #E4458242

**\$399,900**

3 Bedroom, 2.00 Bathroom, 876 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Charming, updated 1.5 storey in vibrant Ritchie! This 2-bed, 2-bath character home is beautifully updated and steps from Mill Creek Ravine, Whyte Ave, and the exciting Ritchie Market. You'll love the new paint in this home, the lovely flooring, and the exposed brick adds so much charm! Large south-facing fully-fenced backyard features mature trees, raised garden beds, and shed. Partly finished basement is plumbed/wired for a second kitchen. Walk to parks, pool, dog park, tennis courts, trails, and local gems like Transcend Coffee, Acme Meats & more.

Built in 1934

### Essential Information

MLS® #	E4458242
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	1934
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



## Community Information

Address	9813 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1K6

## Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	See Remarks

## Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 17

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Listing information last updated on September 18th, 2025 at 3:02am MDT