

## \$580,000 - 9833 76 Avenue, Edmonton

MLS® #E4444943

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,407 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

This beautifully designed 1,407 sq ft home in the heart of Ritchie offers the perfect blend of style, comfort, and functionality. Featuring three spacious bedrooms and 2.5 baths, the property showcases a luxurious interior with high-end finishes, modern fixtures, and thoughtful design throughout. Soaring 9' ceilings on all three levels—including the fully finished basement—enhance the sense of space and light. Enjoy a chef-inspired kitchen with a gas range, cozy evenings by the gas fireplace, and added convenience with included window coverings. The primary suite features a walk-in closet and a spa-like ensuite complete with a Jacuzzi bathtub. With just one previous owner, the home has been meticulously maintained and has never housed pets, smokers, or children. Located in one of Edmonton's most desirable communities.

Built in 2018

### Essential Information

MLS® #	E4444943
Price	\$580,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,407
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9833 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1K6

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Portable, Stove-Electric, Washer	Dryer,	Garage Opener,	Refrigerator,
Heating	Forced Air-1, Natural Gas			
Stories	3			
Has Basement	Yes			
Basement	Full, Finished			

### Exterior

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

### Additional Information

Date Listed	June 28th, 2025
-------------	-----------------

Days on Market 19

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 July 17th, 2025 at 9:17pm MDT