

## \$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 12:17pm MDT