

\$455,000 - 9712 80 Avenue, Edmonton

MLS® #E4438220

\$455,000

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

This is a perfect family home that requires just a little elbow grease to make it sparkle again. This 4 bedroom/ 3 bath home offers over 1700 sf on 3 levels (basement is another 500sf and possibility for a 5th bedroom) This home was lovingly built in 1994 and is located in the community of Ritchie. You're literally across the street from a park/playground and school. Ritchie is highly sought after for it's easy access to the ravine system, funky restaurants, Whyte Ave and downtown are mere minutes away. This home has upgraded mechanical features, gas fireplace, TONS of storage in the basement and in today's market will be sure to get a lot of attention. Don't hesitate to come see us.

Built in 1994

Essential Information

MLS® #	E4438220
Price	\$455,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.00
Year Built	1994
Type	Single Family



Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	9712 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S7

Amenities

Amenities	Ceiling 10 ft.
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	3
Zoning	Zone 17

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