

## \$750,000 - 9521 76 Avenue, Edmonton

MLS® #E4430877

**\$750,000**

4 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

WELCOME TO YOUR NEW HOME IN RITCHIE! Leave the Traffic in the Suburbs and cut your commute! Surrounded by your favorite Schools, Ritchie Market and STEPS to MILLCREEK RAVINE this 3 Bedroom, 2.5 Bath is Sure to Impress! Finishes include Laminate Floors, Quartz Counters, Stainless Steel Appliances, Main Floor Laundry, Gas Fireplace and Beautiful Feature Glass along the Staircase. LOW MAINTANANCE LANDSCAPING and Fully Fenced. Large Double Detached Garage provides AMPLE STORAGE! THEN there is the 1 Bedroom, 1 Bath Legal Suite with all the same finishes as upstairs. There is a high demand for this type of rental in the area!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430877  |
| Price          | \$750,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,620     |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9521 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0K1        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Opener, Oven-Microwave, Vacuum Systems, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Millcreek Escuela  
High                                J.H. Picard

**Additional Information**

Date Listed                      April 15th, 2025  
Days on Market                67  
Zoning                              Zone 17

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