

\$475,000 - 9619 78 Avenue, Edmonton

MLS® #E4435090

\$475,000

2 Bedroom, 1.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

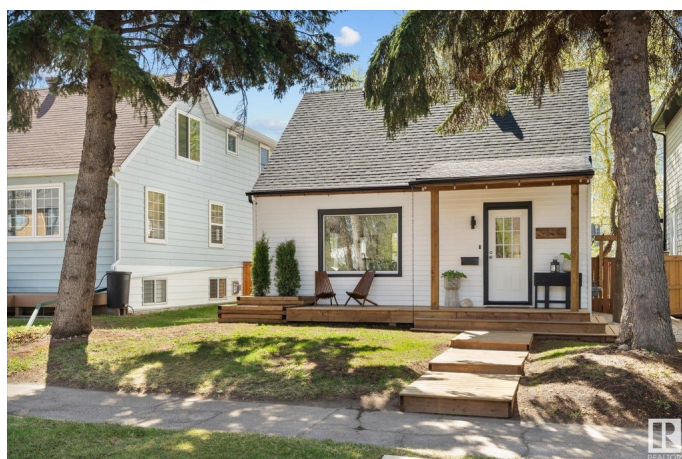
Ritchie, Edmonton, AB

Located in the highly sought-after neighborhood of Ritchie, this beautifully renovated character home blends timeless charm with modern upgrades. Close to Mill Creek Ravine's scenic walking paths and surrounded by top-rated restaurants and shops, the location is unbeatable. Inside, you'll find two bedrooms and a stylish four-piece bathroom. The kitchen features granite countertops, ample cabinet space, updated appliances, and a convenient breakfast bar—perfect for everyday living and entertaining. The open-concept living area is filled with natural light, showcasing the home's warmth and character. Enjoy a low-maintenance yard with great curb appeal, a new south-facing back patio, and an oversized heated garage with a loft—ideal for a recreation room or potential extra living space. This is your opportunity to own a move-in ready home in one of Edmonton's most desirable neighborhoods.

Built in 1945

Essential Information

MLS® #	E4435090
Price	\$475,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	965
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9619 78 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P2

Amenities

Amenities	Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Parking-Extra
Parking	Double Garage Detached, Over Sized, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 3

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 May 11th, 2025 at 9:47am MDT