

\$474,900 - 9708 80 Avenue, Edmonton

MLS® #E4444919

\$474,900

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

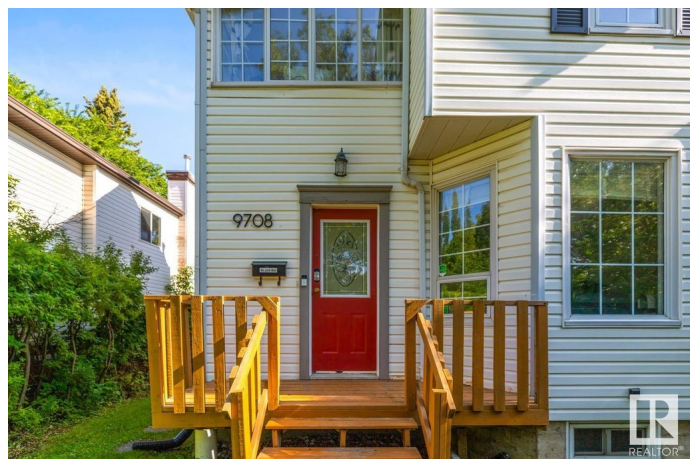
REMARKABLE RITCHIE!Â CHARMING CHARACTER Home features 2 Full Baths, 2 Bedrooms & 2 Dens. Newer Kitchen w/ Skylights, SS Appliances & built-in Banquette. Spacious Family Room on the main floor doubles as a flex space (Dining Room/Playroom/Office).Â This room faces south w/ a live edge wood counter/shelf.Â Upstairs - 2 Bdrms, a Den (Sun Room) & full Bath w/ CLAWFOOT TUB. Original hardwood floors.Â Main & upper levels are Carpet-Free!Â Lower level contains Laundry, another full Bath & Den.Â The bright & sunny, large yard is private & fully fenced w/ a deck. OVERSIZED DOUBLE GARAGE (21'6"x23'2", 498 sq ft).Â Garage Roof: 2024; Furnace Inducer Motor & Capacitor: 2024;Â Walkable! Mill Creek Ravine & Trails are 2 blocks away.Â Short walk or bike to Take Care Cafe, Darling, Kind Ice Cream, the Ritchie Market, Happy Beer Street, etc. Â Bike or take transit to the University of Alberta & Downtown in only 15 - 20 minutes. Â Across the street from a Playground. Â Lot size: Â 33.9 x 132.3 / 407.30 m2.

Built in 1911

Essential Information

MLS® # E4444919

Price \$474,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9708 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S7

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Skylight, Walkout Basement
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean/Mt Carmel
Middle	Allandale/L St Laurent
High	Strathcona/Austin O Brien

Additional Information

Date Listed	June 28th, 2025
Days on Market	4
Zoning	Zone 17

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Listing information last updated on July 2nd, 2025 at 6:02am MDT