

## \$1,899,900 - 9848 77 Avenue, Edmonton

MLS® #E4453736

**\$1,899,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Ritchie, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF RITCHIE, Edmonton's favourite community! Nest Infills presents this ONE-OF-A-KIND modern 5-UNIT PRE-CONSTRUCTION development steps from Ritchie Market & Mill Creek Ravine. Built for the investor, this mix includes 1 three-storey home (3 bed/2.5 bath), 2 two-bed/1.5 bath units, and 2 one-bed/1 bath upper units—all with main living areas above grade (no basement kitchens/living rooms) to maximize appeal and rents. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, a barrel sauna, and select front porches enhance tenant experience. In Edmonton's most walkable, high-demand neighbourhood—modern living engineered for maximum ROI.

Built in 2025

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4453736    |
| Price  | \$1,899,900 |



|            |                         |
|------------|-------------------------|
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 2025                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9848 77 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1M4        |

### Exterior

|              |                                               |
|--------------|-----------------------------------------------|
| Exterior     | Brick, Vinyl, Hardie Board Siding, Wood Frame |
| Construction | Brick, Vinyl, Hardie Board Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 10                |
| 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 August 28th, 2025 at 10:32pm MDT