

Courtesy Of Jeffrey Scott Of RE/MAX River City

## \$1,075,000 - 9837 77 Avenue, Edmonton

MLS® #E4431105

**\$1,075,000**

3 Bedroom, 2.50 Bathroom, 2,886 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Experience elevated living in this exquisite 2,554 SqFt home, nestled in Edmonton's coveted Ritchie Neighbourhood. Built in 2021, this residence showcases superior craftsmanship with high-end fixtures, premium appliances, & custom cabinetry throughout. The chef's kitchen is a culinary masterpiece, seamlessly flowing into expansive living areas designed for both comfort & sophistication. Featuring 3 spacious bedrooms, 2 luxurious 5-piece bathrooms, & an additional 2-piece powder room, every detail exudes elegance. The oversized double detached garage includes a legal suite, currently generating impressive Airbnb income -- we have the financials! An unfinished basement with a separate side entrance offers potential for a 2-bedroom legal suite, enhancing investment opportunities. Situated steps from Ritchie Market's vibrant eateries & boutiques, Mill Creek Ravine's scenic trails & swimming pool, & top-rated schools like École J.H. Picard & Hazeldean School, this property epitomizes upscale urban living.

Built in 2021

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4431105    |
| Price  | \$1,075,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,886                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9837 77 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1M3        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Hot Water Natural Gas, No Smoking Home, Infill Property, HRV System |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 17          |

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Listing information last updated on May 1st, 2025 at 2:02pm MDT