

## \$580,000 - 9833 76 Avenue, Edmonton

MLS® #E4444943

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

This beautifully designed 1,287 sq ft home in the heart of Ritchie offers the perfect blend of style, comfort, and functionality. Featuring three spacious bedrooms and 2.5 baths, the property showcases a luxurious interior with high-end finishes, modern fixtures, and thoughtful design throughout. Soaring 9' ceilings on all three levels—including the fully finished basement—enhance the sense of space and light. Enjoy a chef-inspired kitchen with a gas range, cozy evenings by the gas fireplace, and added convenience with included window coverings. The primary suite features a walk-in closet and a spa-like ensuite complete with a Jacuzzi bathtub. The basement includes a separate entrance and is currently rented out as a fully furnished 1-bedroom, 1-bath suite. With just one previous owner, the home has been meticulously maintained and has never housed pets, smokers, or children. Located in one of Edmonton's most desirable communities.

Built in 2018

### Essential Information

MLS® # E4444943

Price \$580,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9833 76 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1K6

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 28th, 2025  
Days on Market        5  
Zoning                    Zone 17

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