

\$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

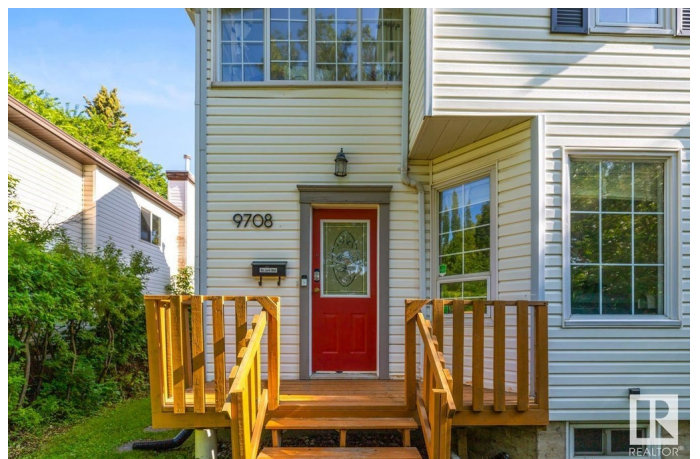
REMARKABLE RITCHIE!Â CHARMING CHARACTER Home features 2 Full Baths, 2 Bedrooms & 2 Dens. Newer Kitchen w/ Skylights, SS Appliances & built-in Banquette. Spacious Family Room on the main floor doubles as a flex space (Dining Room/Playroom/Office).Â This room faces south w/ a live edge wood counter/shelf.Â 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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 17 |

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Listing information last updated on July 9th, 2025 at 8:17am MDT