

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, 2,554 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	2,554
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	4
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 April 19th, 2025 at 7:17am MDT