

## \$450,000 - 9558 76 Avenue, Edmonton

MLS® #E4458011

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,181 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

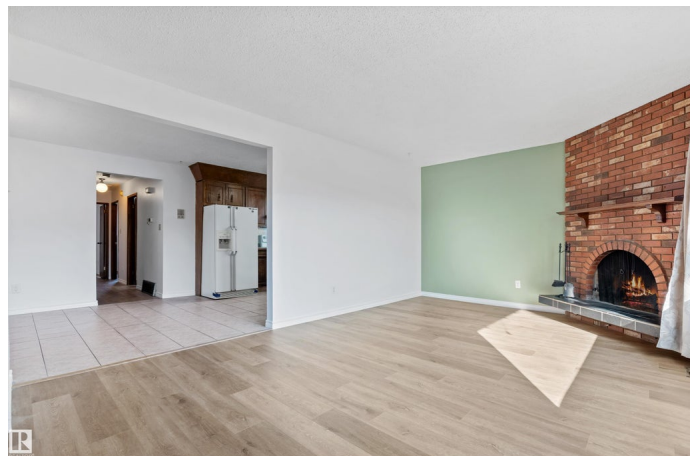
Discover this charming 1,181 sqft bi-level home in the heart of the lively Ritchie neighborhood, steps from the scenic Millcreek Ravine. Perfectly positioned just next doors from Ritchie Market (Little Duchess Bake Shop, Transcend Coffee & Roastery), this property offers unparalleled walkability with shops, cafes, and businesses right at your doorstep. Kind Ice Cream is just across the street! Featuring 3+2 bedrooms and 2.5 bathrooms, this spacious home boasts a bright, south-facing orientation, filling the interior with natural light. The mixed-use 33' x 131' lot presents endless possibilities for business, investment, or development. Enjoy the convenience of an oversized single detached garage with a newly installed opener and ample driveway parking. Located minutes from Whyte Avenue, downtown Edmonton, and the University of Alberta, this property combines urban accessibility with neighborhood charm. Ideal for homeowners, investors, or developers looking to capitalize on Ritchie's vibrant growth.

Built in 1976

### Essential Information

MLS® # E4458011

Price \$450,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,181                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9558 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0K2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Intercom               |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Brick Facing, Corner                                                                                                                   |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Back Lane          |
| Lot Description   | 33â€™™ x 131.4â€™™ |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Hazeldeen School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 14th, 2025 at 9:17am MDT