

\$355,000 - 9732 80 Avenue, Edmonton

MLS® #E4444240

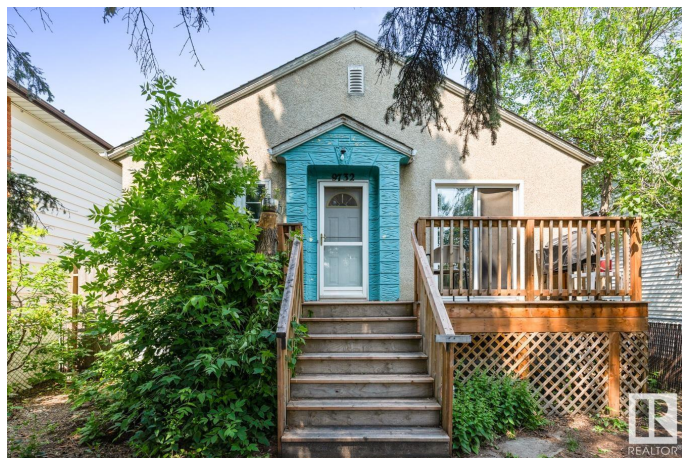
\$355,000

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this charming raised bungalow nestled in the sought-after community of Ritchie. Full of character and warmth, this home features a cozy living room and a functional kitchen, renovated in 2010, offering ample cabinetry and storage. A patio door off the kitchen opens onto a lovely front deck overlooking the Escuela Mill Creek schoolyard – perfect for enjoying your morning coffee. Down the hall, you'll find two generously sized bedrooms and recently tiled and upgraded full bathroom. The basement offers additional living space with a comfortable rec room, a third bedroom, a dedicated laundry area, and a separate storage room. There's also a second bathroom that, with a little TLC, could be brought back to full use. Additional highlights include a newer furnace, some updated windows, a single-car garage, and a great-sized lot measuring 33' x 132.5'. This is a wonderful opportunity to own in one of Edmonton's most vibrant and walkable neighborhoods.



Built in 1949

Essential Information

MLS® #	E4444240
Price	\$355,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9732 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S7

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed June 25th, 2025

Days on Market 42

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 August 6th, 2025 at 6:47pm MDT