

# \$464,900 - 9718 76 Avenue, Edmonton

MLS® #E4460077

## \$464,900

6 Bedroom, 2.00 Bathroom, 1,171 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this spacious 1171 sq ft bi-level home in the highly sought-after Ritchie neighborhood! Ideally located near the University of Alberta, Mill Creek Ravine, and vibrant Whyte Avenue, this home offers both convenience and lifestyle. Featuring 6 bedrooms, upgraded windows, and a newer furnace, it's perfect for families or investors. The large south-facing front windows fill the main floor with natural light, highlighting the generous kitchen, dining area, and cozy living room. A separate side entry offers excellent potential for a basement suite. The fully finished basement includes plenty of storage and additional living space. Don't miss this opportunity in one of Edmonton's most desirable communities!

Built in 1967

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460077  |
| Price          | \$464,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,171     |
| Acres          | 0.00      |
| Year Built     | 1967      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9718 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1K3        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Hot Water Natural Gas              |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories      | 2                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 15th, 2025 at 4:02pm MDT