

## \$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**

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

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	14
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 July 12th, 2025 at 8:17pm MDT