

\$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. Donâ€™t miss this opportunity in one of Edmontonâ€™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	22
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 October 21st, 2025 at 4:17pm MDT