

Courtesy Of Calie Delgado and Carson Langridge Of Real Broker

## \$475,000 - 9619 78 Avenue, Edmonton

MLS® #E4435090

**\$475,000**

2 Bedroom, 1.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Located in the highly sought-after neighborhood of Ritchie, this beautifully renovated character home blends timeless charm with modern upgrades. Close to Mill Creek Ravine's scenic walking paths and surrounded by top-rated restaurants and shops, the location is unbeatable. Inside, you'll find two bedrooms and a stylish four-piece bathroom. The kitchen features granite countertops, ample cabinet space, updated appliances, and a convenient breakfast bar—perfect for everyday living and entertaining. The open-concept living area is filled with natural light, showcasing the home's warmth and character. Enjoy a low-maintenance yard with great curb appeal, a new south-facing back patio, and an oversized heated garage with a loft—ideal for a recreation room or potential extra living space. This is your opportunity to own a move-in ready home in one of Edmonton's most desirable neighborhoods.

Built in 1945

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435090  |
| Price     | \$475,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 965                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9619 78 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0P2        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached, Over Sized, See Remarks   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Wall Mount   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                2

Zoning                            Zone 17

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Listing information last updated on May 10th, 2025 at 1:02am MDT