

## \$395,500 - 9733 79 Avenue, Edmonton

MLS® #E4449788

**\$395,500**

4 Bedroom, 2.00 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Great starter home in Ritchie. The home has four bedrooms and two bathrooms. Hardwood floors, galley style kitchen with a dining room at the back of the home. And four piece bathroom on the main floor. There is a enclosed front porch 23' x 7'. Super location across from the Spanish school and playground/park. Around the corner is a another park with playground w/splash park and community hall. There is a half basement for storage. Two bedrooms are on the second floor along with a 3 piece bathroom and two bedrooms on the main floor. Shingles were replaced approx 3 years ago. South facing backyard with parking available along with an ample yard area. You can use this as a starter while you wait to build or use it as a rental for investment. Or build your new home now with a suite and garage plus garage suite to help offset your mortgage. Great location close to Mill Creek Ravine, schools and restaurants

Built in 1945

### Essential Information

MLS® #	E4449788
Price	\$395,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,329
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9733 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P9

### Amenities

Amenities	Front Porch, No Smoking Home
Parking	No Garage

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
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Days on Market 6

Zoning Zone 17

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