

## \$580,000 - 9833 76 Avenue, Edmonton

MLS® #E4444943

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,407 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

This beautifully designed 1,407 sq ft home in the heart of Ritchie offers the perfect blend of style, comfort, and functionality. Featuring three spacious bedrooms and 2.5 baths, the property showcases a luxurious interior with high-end finishes, modern fixtures, and thoughtful design throughout. Soaring 9' ceilings on all three levels—including the fully finished basement—enhance the sense of space and light. Enjoy a chef-inspired kitchen with a gas range, cozy evenings by the gas fireplace, and added convenience with included window coverings. The primary suite features a walk-in closet and a spa-like ensuite complete with a Jacuzzi bathtub. With just one previous owner, the home has been meticulously maintained and has never housed pets, smokers, or children. Located in one of Edmonton's most desirable communities.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444943  |
| Price      | \$580,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,407             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9833 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1K6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Detached |

### Interior

|                   |                                             |        |                |               |
|-------------------|---------------------------------------------|--------|----------------|---------------|
| Interior Features | ensuite bathroom                            |        |                |               |
| Appliances        | Dishwasher-Portable, Stove-Electric, Washer | Dryer, | Garage Opener, | Refrigerator, |
| Heating           | Forced Air-1, Natural Gas                   |        |                |               |
| Stories           | 3                                           |        |                |               |
| Has Basement      | Yes                                         |        |                |               |
| Basement          | Full, Finished                              |        |                |               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 28th, 2025 |
|-------------|-----------------|

Days on Market 41

Zoning Zone 17

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