

# **\$569,000 - 9816 79 Avenue, Edmonton**

MLS® #E4434078

**\$569,000**

3 Bedroom, 3.50 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this well maintained 1426 sf, 4-bed, 2-storey 1/2duplex in the highly sought-after Ritchie neighbourhood. Built in 2013, this home offers a blend of contemporary comfort + timeless finishes. The main level features hardwood + ceramic tile flooring, an open-concept kitchen + dining area filled w/ light + a large island with granite counter tops + stainless steel appliances. A spacious pantry + ample counter space make the kitchen very functional. The south-facing living room is bright and inviting. A convenient 2-p bath completes the main floor. Upstairs, you'll find 3 bed, w/ large windows, a 4-p main bath, + a 4-p ensuite in the primary. The fully finished basement expands your living space w/ a bedroom, 3-p bath, + a cozy family room. Step outside to a beautifully landscaped backyard, complete with a stone patio + planters. A double-detached garage provides secure parking and extra storage. Located minutes from Whyte Avenue, Mill Creek Ravine, and downtown Edmonton. Amazing location.

Built in 2013

## **Essential Information**

MLS® # E4434078

Price \$569,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9816 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1R1

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Infill Property, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Millcreek School,Hazeldean
Middle	Avonmore School
High	Strathcona, Ecole Joseph-M

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	Zone 17

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Listing information last updated on May 8th, 2025 at 4:32pm MDT