

\$365,000 - 9732 80 Avenue, Edmonton

MLS® #E4444240

\$365,000

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this charming raised bungalow nestled in the sought-after community of Ritchie. Full of character and warmth, this home features a cozy living room and a functional kitchen, renovated in 2010, offering ample cabinetry and storage. A patio door off the kitchen opens onto a lovely front deck overlooking the Escuela Mill Creek schoolyard â€” perfect for enjoying your morning coffee. Down the hall, you'll find two generously sized bedrooms and recently tiled and upgraded full bathroom. The basement offers additional living space with a comfortable rec room, a third bedroom, a dedicated laundry area, and a separate storage room. There's also a second bathroom that, with a little TLC, could be brought back to full use. Additional highlights include a newer furnace, some updated windows, a single-car garage, and a great-sized lot measuring 33' x 132.5'. This is a wonderful opportunity to own in one of Edmonton's most vibrant and walkable neighborhoods.

Built in 1949

Essential Information

MLS® # E4444240

Price \$365,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 787 |
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9732 80 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1S7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stucco |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 25th, 2025

Days on Market 11

Zoning Zone 17

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