

\$1,034,000 - 9817 77 Ave, Edmonton

MLS® #E4461164

\$1,034,000

4 Bedroom, 3.50 Bathroom, 1,966 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this stunning 2 storey home in the highly sought after Ritchie neighbourhood! Thoughtfully designed, this property offers the perfect blend of comfort, modern style, and functionality with an abundance of natural light throughout and a fully legal 1-bedroom basement suite for added versatility. The main floor features an open concept layout with a bright and inviting living area, a sleek, contemporary kitchen, and a spacious dining area. The rear mudroom offers plenty of storage and even includes a convenient dog wash station. Upstairs, you'll find three generous bedrooms including a beautiful primary suite complete with a walk-in closet and beautiful ensuite. The legal basement suite offers its own kitchen, living area bedroom and full bathroom. Enjoy the landscaped yard, great curb appeal, and a location close to schools, parks, shopping and other amenities.

Built in 2022

Essential Information

MLS® #	E4461164
Price	\$1,034,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,966
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9817 77 Ave
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1M3

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric
Parking Spaces	3
Parking	Double Garage Detached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Mill Creek
Middle	Vimy Ridge
High	Scona

Additional Information

Date Listed	October 7th, 2025
Days on Market	12
Zoning	Zone 17

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