

Courtesy Of Jackie Hache Of Cornerstone Management

## \$445,000 - 9611 81 Avenue, Edmonton

MLS® #E4449299

**\$445,000**

3 Bedroom, 2.00 Bathroom, 964 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Whether you are a builder, investor, or future homeowner, this property delivers exceptional value with development potential. Situated in one of Edmonton's most sought after infill communities, this 1948 bungalow is zoned RS Small Scale Residential, has 2 meters a second kitchen installed, ready to become a basement suite quickly. Enjoy tree lined streets, nearby cafes and a strong community vibe. Ritchie is known for its high livability and ongoing reinvestment momentum. 3 Bedrooms and Fully Finished Basement 2 Bathrooms Single Detached Garage with alley access Minutes to Whyte Avenue, Mill Creek Ravine, schools and transit The lot is fenced flat and ready for future plans. A long term tenant is in place offering consistent rental income while plans are made.

Built in 1948

### Essential Information

MLS® #	E4449299
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.00
Year Built	1948



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9611 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0X6

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	29
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 21st, 2025 at 9:17am MDT