

## \$395,500 - 9733 79 Avenue, Edmonton

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MLS® #E4449788

### \$395,500

4 Bedroom, 2.00 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Great starter home in Ritchie. The home has four bedrooms and two bathrooms. Hardwood floors, galley style kitchen with a dining room at the back of the home. And four piece bathroom on the main floor. There is a enclosed front porch 23' x 7'. Super location across from the Spanish school and playground/park. Around the corner is a another park with playground w/splash park and community hall. There is a half basement for storage. Two bedrooms are on the second floor along with a 3 piece bathroom and two bedrooms on the main floor. Shingles were replaced approx 3 years ago. South facing backyard with parking available along with an ample yard area. You can use this as a starter while you wait to build or use it as a rental for investment. Or build your new home now with a suite and garage plus garage suite to help offset your mortgage. Great location close to Mill Creek Ravine, schools and restaurants



Built in 1945

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449788  |
| Price      | \$395,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,329                  |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9733 79 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1P9        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Front Porch, No Smoking Home |
| Parking   | No Garage                    |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Partial, Unfinished                                                                  |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Back Lane, Fenced, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

Days on Market 26

Zoning Zone 17

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Listing information last updated on August 20th, 2025 at 7:17pm MDT