

## \$649,900 - 9747 81 Avenue, Edmonton

MLS® #E4462689

### \$649,900

4 Bedroom, 3.50 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

This impressive 1800+ square ft 2-storey offers the feel of a newer home in a mature, established neighbourhood. The main floor features cork flooring in the living room with a large bay window and flows into a spacious modern-style kitchen with hardwood floors, oak cabinets, ceramic counter tops, a gas stove, and an island that opens to the family room/Dining area. Patio doors lead to a large and vert private deck, perfect for outdoor living. Upstairs offers 3 bedrooms, including a generous primary with en-suite, a 4 piece main bath, plus an upper balcony overlooking the backyard. The finished basement provides a large flex space as well as a 4th bedroom as well as a bathroom/laundry area. This home also has an insulated double garage

Built in 1987

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462689  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,815     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1987                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9747 81 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1W1        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Front Porch, No Animal Home |
| Parking   | Double Garage Detached            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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 | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 5                  |

## Zoning

## Zone 17

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Listing information last updated on October 23rd, 2025 at 8:32am MDT