Courtesy Of Gary Kirkham Of MaxWell Devonshire Realty

$395,500 - 9733 79 Avenue, Edmonton

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	8
Zoning	Zone 17

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