

# \$1,100,000 - 9837 77 Avenue, Edmonton

MLS® #E4422161

**\$1,100,000**

3 Bedroom, 2.50 Bathroom, 2,554 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Visit the REALTOR®'s website for more information. Experience the best of both worlds—modern luxury in the mature, tree-lined, walkable, neighbourhood that borders the Mill Creek Ravine. This custom-built 2021 home in Ritchie offers a spacious, 3-storey design built for upscale family living. Imagine your friends complimenting you on what a great gathering place the expansive kitchen makes as you welcome them to your new home. The 2nd floor is a kid-friendly retreat with two bedrooms, a bonus room, laundry, & a shared bath. The third floor is an owner's sanctuary, featuring a spa-like ensuite with a soaker tub & custom shower. The legal garage suite is a successful short term rental, plus the unfinished basement has a separate entrance for a potential two bedroom basement suite. Enjoy your covered deck, a double detached garage with a successful short-term rental garage suite. With quick access to Whyte Ave, U of A, & Mill Creek Ravine, this home blends luxury with location. Don't miss out.

Built in 2021

## Essential Information

MLS® #	E4422161
Price	\$1,100,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,554
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### **Community Information**

Address	9837 77 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1M3

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	40
Zoning	Zone 17

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