

## \$480,000 - 9807 81 Ave, Edmonton

MLS® #E4432247

**\$480,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

BARE LOT in Excellent Location! Heavy lifting is Done in this Quiet RITCHIE neighborhood just one Block from Whyte ave & 99st. 42' x 130' RF3 LOT is Already CLEARED, Graded and ready to develop on! Complete Engineered Drawings ready & can be available for FULL Duplex! EACH SIDE would have 3 bedrooms with 3 bathrooms up, and suites would have two bedrooms, full bathroom, kitchen. Survey Report and Plot Plan also complete.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4432247        |
| Price     | \$480,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 9807 81 Ave |
| Area        | Edmonton    |
| Subdivision | Ritchie     |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |



Postal Code            T6E 1W4

**Exterior**

Exterior Features    Public Transportation, Schools

**Additional Information**

Date Listed            April 23rd, 2025

Days on Market       59

Zoning                 Zone 17

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Listing information last updated on June 21st, 2025 at 3:17pm MDT