

\$569,000 - 9816 79 Avenue, Edmonton

MLS® #E4434078

\$569,000

3 Bedroom, 3.50 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this well maintained 1426 sf, 4-bed, 2-storey 1/2duplex in the highly sought-after Ritchie neighbourhood. Built in 2013, this home offers a blend of contemporary comfort + timeless finishes. The main level features hardwood + ceramic tile flooring, an open-concept kitchen + dining area filled w/ light + a large island with granite counter tops + stainless steel appliances. A spacious pantry + ample counter space make the kitchen very functional. The south-facing living room is bright and inviting. A convenient 2-p bath completes the main floor. Upstairs, you'll find 3 bed, w/ large windows, a 4-p main bath, + a 4-p ensuite in the primary. The fully finished basement expands your living space w/ a bedroom, 3-p bath, + a cozy family room. Step outside to a beautifully landscaped backyard, complete with a stone patio + planters. A double-detached garage provides secure parking and extra storage. Located minutes from Whyte Avenue, Mill Creek Ravine, and downtown Edmonton. Amazing location.

Built in 2013

Essential Information

MLS® # E4434078

Price \$569,000



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,427 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9816 79 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1R1 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Infill Property, Natural Gas BBQ Hookup |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, 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 | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------------|
| Elementary | Millcreek School,Hazeldean |
| Middle | Avonmore School |
| High | Strathcona, Ecole Joseph-M |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 17 |

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Listing information last updated on May 6th, 2025 at 6:47am MDT