

\$450,000 - 9708 80 Avenue, Edmonton

MLS® #E4435071

\$450,000

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Love where you live in this timeless 2-bed + den, 2-bath character home in the heart of Ritchie—rich w/ history & lovingly maintained to preserve its charm. Across from a school & playground, steps from Mill Creek Ravine, this south-facing gem blends vintage soul w/ comfort. Sip coffee on the front porch, set up a home office in the den, or entertain on the backyard deck. The kitchen—w/ skylights, tile floors & S/S appliances—overlooks a private yard. Inside, original hardwood, wood trim & a large dining room echo the craftsmanship of a bygone era. Over the years, the home has seen meaningful updates to kitchen, baths, furnace, appliances, windows, siding, shingles (2008), garage roof (2024), + upgrades like 100 amp electrical & sump pump—all while preserving its character. Upstairs offers two bright bedrooms, a sun-filled den & a 4-piece bath w/ clawfoot tub. A partly finished basement, double garage & walkability to Ritchie Market, Whyte Ave & the ravine make this a rare find. This is home.

Built in 1911

Essential Information

MLS® # E4435071

Price \$450,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,066 |
| Acres | 0.00 |
| Year Built | 1911 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9708 80 Avenue |
| Area | Edmonton |
| Subdivision | Ritchie |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1S7 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, Skylight, Walkout Basement, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation See Remarks

Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning Zone 17

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Listing information last updated on May 9th, 2025 at 6:17am MDT