

## \$445,000 - 9611 81 Avenue, Edmonton

MLS® #E4449299

**\$445,000**

3 Bedroom, 2.00 Bathroom, 964 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Whether you are a builder, investor, or future homeowner, this property delivers exceptional value with development potential. Situated in one of Edmonton's most sought after infill communities, this 1948 bungalow is zoned RS Small Scale Residential, has 2 w meters a second kitchen installed, ready to become a basement suite quickly. Enjoy tree lined streets, nearby cafes and a strong community vibe. Ritchie is known for its high livability and ongoing reinvestment momentum. 3 Bedrooms and Fully Finished Basement 2 Bathrooms Single Detached Garage with alley access Minutes to Whyte Avenue, Mill Creek Ravine, schools and transit The lot is fenced flat and ready for future plans. A long term tenant is in place offering consistent rental income while plans are made.

Built in 1948

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449299  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 964       |
| Acres          | 0.00      |
| Year Built     | 1948      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9611 81 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0X6        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, See Remarks |
| Parking   | Single Garage Detached         |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                              |
| Stories           | 2                                                                      |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Finished                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 17         |

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Listing information last updated on August 5th, 2025 at 6:02am MDT