

## \$399,500 - 9811 75 Street, Edmonton

MLS® #E4455995

**\$399,500**

5 Bedroom, 2.50 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

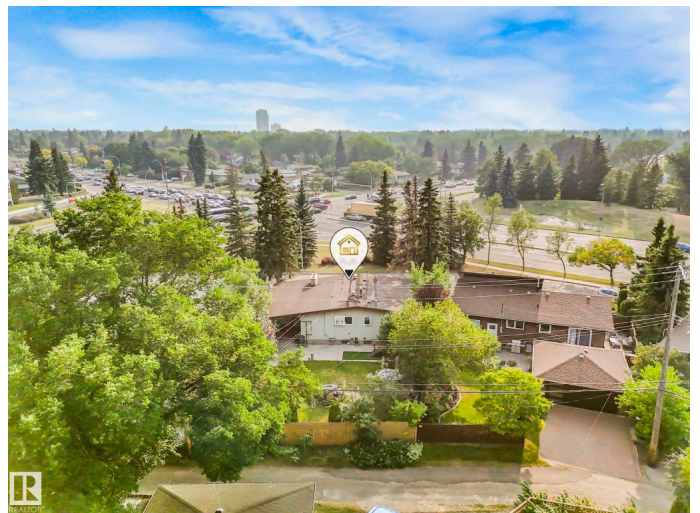
Terrace Heights (Edmonton), Edmonton, AB

ATTENTION RENOVATORS or INFILL-BUILDERS!!....Here is an EXTRA LARGE Bungalow situated on a LARGE LOT with a frontage of 75' wide! The property faces a green island, which sets it back from the traffic of 75 Street. The fully fenced yard is spectacular, with mature fruit trees, and so much room for all your family & pet needs. The interior of the home needs improvement, but it has loads of potential with a great layout, a covered rear porch, and an oversized single attached garage. Rear alley access also allows for future garage potential.. Structurally, the foundation looks good, and the home has no history of water penetration. There are some recent updates that you can improve on, or start from scratch and make your dream home! Great Quiet Family Neighborhood with quick commuting routes to the River Valley and Downtown. Great lot and location, at a great price, just 5 minutes to the new LRT south line.

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455995  |
| Price     | \$399,500 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,193                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9811 75 Street             |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 2Y8                    |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached     |

### Interior

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

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                      |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

Date Listed September 3rd, 2025

Days on Market 13

Zoning Zone 19

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Listing information last updated on September 16th, 2025 at 5:47pm MDT