

# \$1,899,900 - 9818 81 Avenue, Edmonton

MLS® #E4452064

**\$1,899,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Ritchie, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF RITCHIE, Edmonton's favourite community! Nest Infills presents this ONE-OF-A-KIND modern 5-UNIT PRE-CONSTRUCTION development steps from Ritchie Market & Mill Creek Ravine. Built for the investor, this mix includes 1 three-storey home (3 bed/2.5 bath), 2 two-bed/1.5 bath units, and 2 one-bed/1 bath upper units—all with main living areas above grade (no basement kitchens/living rooms) to maximize appeal and rents. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, a barrel sauna, and select front porches enhance tenant experience. In Edmonton's most walkable, high-demand neighbourhood—modern living engineered for maximum ROI.

Built in 2025

## Essential Information

MLS® #	E4452064
Price	\$1,899,900



Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	9818 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W3

### Exterior

Exterior	Brick, Vinyl, Hardie Board Siding, Wood Frame
Construction	Brick, Vinyl, Hardie Board Siding, Wood Frame

### Additional Information

Date Listed	August 7th, 2025
Days on Market	4
Zoning	Zone 17

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Listing information last updated on August 11th, 2025 at 5:17pm MDT