

\$1,899,900 - 9848 77 Avenue, Edmonton

MLS® #E4453736

\$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® #	E4453736
Price	\$1,899,900



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

Community Information

Address	9848 77 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1M4

Exterior

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

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 11:47pm MDT