

## \$675,000 - 9738 81 Avenue, Edmonton

MLS® #E4461522

**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Imagine a FULLY RENOVATED 1.5-storey ECO-FRIENDLY home nestled in the sought-after neighbourhood of RITCHIE just 1 block from MILL CREEK SCHOOL—exuding timeless charm with new-age efficiency & comfort. This wonderful 1209 sq. ft home offers a complete upgrade focused on efficiency, economy & comfort. Exterior upgrades include a new PTW found., Rockwool insulation throughout, siding, roof, soffits, eaves & fascia, and vinyl windows. The entire interior has been redone—the M/F offering a spacious kitchen w/ SS appl., polished soapstone c-tops & large island, primary bedroom, 4-pce bath, and laundry area. The upper floor boasts 2 more bedrooms, each with its own 2-pce ensuite & WI closet. The FF basement features a rec room, in-law suite, 4th bedroom, 3-pce bath, 2nd laundry area, and all-new mechanicals incl. 200-amp service & elec. furnace so quiet you can barely hear it in the next room. Close to U of A, Whyte Ave, Mill Creek, great schools and public transportation. Location, lifestyle & livability!

Built in 1919

### Essential Information

MLS® # E4461522

Price \$675,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,209                  |
| Acres          | 0.00                   |
| Year Built     | 1919                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9738 81 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1W2        |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                         |
| Parking        | Double Garage Detached                                                    |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Electric                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                                   |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

**Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter, Preserved Wood                                         |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Hazeldean/Lady Mt.Carmel   |
| Middle     | Allendale/Louis St.Laurent |
| High       | Strathcona/Austin O'Brien  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 17           |

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Listing information last updated on October 15th, 2025 at 5:32am MDT