

Courtesy Of William Hickey Of Real Broker

# \$399,900 - 9811 78 Avenue, Edmonton

MLS® #E4425603

**\$399,900**

4 Bedroom, 2.00 Bathroom, 912 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Charming little bungalow located in the sought-after community of Ritchie. This property presents excellent potential for redevelopment or serves as a handyman special, making it an ideal investment home for rental or personal living. The main level features 2 bedrooms and a 4 piece bathroom on the main, while the finished basement provides additional living space with 2 bedrooms & 3 piece bath. Set on a generous lot (405 sqm), it currently has long-term tenants paying \$1995 on a month-to-month basis. The location is fantastic, within walking distance to Whyte Ave, 99 St, public transit, and the vibrant Ritchie market, along with bike lanes and convenient access to the University of Alberta and downtown.

Built in 1948

## Essential Information

MLS® #	E4425603
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	1948



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

### **Community Information**

Address	9811 78 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1N4

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking	No Garage

### **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
Exterior Features	Back Lane, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hazeldean Sch K-6
Middle	Allendale or Mckernan 7-9
High	Strathcona Sch 10-12

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market 1

Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 12:32pm MDT