

## \$1,740,000 - 9947 80 Avenue, Edmonton

MLS® #E4437555

**\$1,740,000**

1 Bedroom, 1.00 Bathroom, 577 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Ritchie LAND ASSEMBLY 100 X 132', already RM(medium scale-4-8 storeys) zoned lots. In the heart of ritchie, with a walkscore of 97 this community is prime for multi family. Minutes from UofA and downtown, with vibrant breweries and cafes just waking distances away, these prime oppurtutniites DO NOT come to market often. Take advantage of all the booming rental economy and prime location now. House is rentable while planning. Investment won't last long!!

Built in 1937

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437555               |
| Price          | \$1,740,000            |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 577                    |
| Acres          | 0.00                   |
| Year Built     | 1937                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 9947 80 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1T2        |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 17        |

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Listing information last updated on June 17th, 2025 at 5:47pm MDT