

## \$365,000 - 9732 80 Avenue, Edmonton

MLS® #E4444240

**\$365,000**

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to this charming raised bungalow nestled in the sought-after community of Ritchie. Full of character and warmth, this home features a cozy living room and a functional kitchen, renovated in 2010, offering ample cabinetry and storage. A patio door off the kitchen opens onto a lovely front deck overlooking the Escuela Mill Creek schoolyard â€” perfect for enjoying your morning coffee. Down the hall, you'll find two generously sized bedrooms and recently tiled and upgraded full bathroom. The basement offers additional living space with a comfortable rec room, a third bedroom, a dedicated laundry area, and a separate storage room. There's also a second bathroom that, with a little TLC, could be brought back to full use. Additional highlights include a newer furnace, some updated windows, a single-car garage, and a great-sized lot measuring 33' x 132.5'. This is a wonderful opportunity to own in one of Edmonton's most vibrant and walkable neighborhoods.

Built in 1949

### Essential Information

MLS® # E4444240

Price \$365,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	9732 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S7

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 25th, 2025

Days on Market 18

Zoning Zone 17

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