# \$1,000,000 - 9837 77 Avenue, Edmonton

MLS® #E4431105

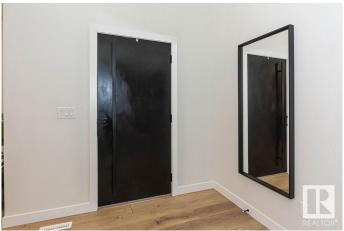
## \$1,000,000

3 Bedroom, 2.50 Bathroom, 2,886 sqft Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Elevated living in this exquisite 2,886 SqFt home, nestled in Edmonton's coveted Ritchie Neighbourhood. This 2021-built residence showcases superior craftsmanship with high-end fixtures, premium appliances, & custom cabinetry throughout. The chef's kitchen is a culinary masterpiece, seamlessly flowing into expansive living areas designed for both comfort & sophistication. Featuring 3 spacious bedrooms, a luxury 5-piece bathroom, 11-piece en suite spa!, & an additional 2-piece powder room, every detail exudes elegance. The oversized double detached garage includes a legal suite, currently generating impressive Airbnb income -- we have the financials! An unfinished basement with a separate side entrance offers potential for a 2-bedroom legal suite, enhancing investment opportunities. Situated steps from Ritchie Market's vibrant eateries & boutiques, Mill Creek Ravine's scenic trails & swimming pool, & top-rated schools like École J.H. Picard & Hazeldean School, this property epitomizes upscale urban living.







Built in 2021

# **Essential Information**

MLS® # E4431105 Price \$1,000,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,886

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

# **Community Information**

Address 9837 77 Avenue

Area Edmonton

Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1M3

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-

2"x6", Hot Water Natural Gas, No Smoking Home, Infill Property, HRV

System

Parking Spaces 4

Parking Double Garage Detached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 3

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Flat Site, Landscaped, Level Land, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 99

Zoning Zone 17

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Listing information last updated on July 23rd, 2025 at 7:17pm MDT