

\$1,899,900 - 9818 81 Avenue, Edmonton

MLS® #E4451809

\$1,899,900

10 Bedroom, 7.50 Bathroom, 3,531 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF RITCHIE, Edmonton's favourite community! Nest Infills presents this ONE-OF-A-KIND modern 5-UNIT PRE-CONSTRUCTION development steps from Ritchie Market & Mill Creek Ravine. Built for the investor, this mix includes 1 three-storey home (3 bed/2.5 bath), 2 two-bed/1.5 bath units, and 2 one-bed/1 bath upper units—all with main living areas above grade (no basement kitchens/living rooms) to maximize appeal and rents. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation and triple-pane windows slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, a barrel sauna, and select front porches enhance tenant experience. In Edmonton's most walkable, high-demand neighbourhood—modern living engineered for maximum ROI.

Built in 2025

Essential Information

MLS® #	E4451809
Price	\$1,899,900



Bedrooms	10
Bathrooms	7.50
Full Baths	6
Half Baths	3
Square Footage	3,531
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

Community Information

Address	9818 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W3

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Front Porch, Hot Water Tankless, Sauna; Swirlpool; Steam, Infill Property, HRV System
Parking	No Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Gas, See Remarks
Heating	Baseboard, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
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Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 17

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Listing information last updated on August 8th, 2025 at 6:17am MDT