

## \$999,900 - 9817 77 Ave, Edmonton

MLS® #E4461164

**\$999,900**

4 Bedroom, 3.50 Bathroom, 1,966 sqft

Single Family on 0.00 Acres

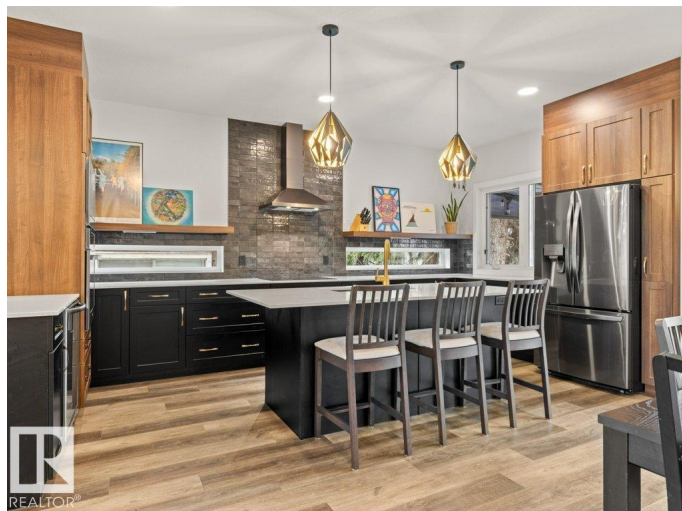
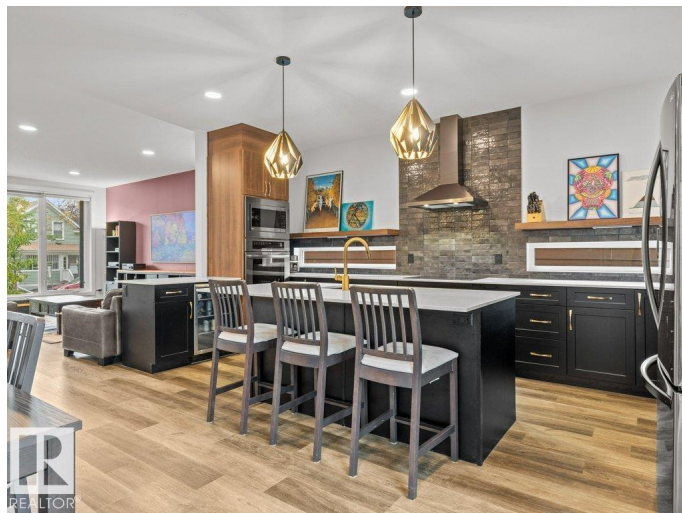
Ritchie, Edmonton, AB

Welcome to this stunning 2 storey home in the highly sought after Ritchie neighbourhood! Thoughtfully designed, this property offers the perfect blend of comfort, modern style, and functionality with an abundance of natural light throughout and a fully legal 1-bedroom basement suite for added versatility. The main floor features an open concept layout with a bright and inviting living area, a sleek, contemporary kitchen, and a spacious dining area. The rear mudroom offers plenty of storage and even includes a convenient dog wash station. Upstairs, you'll find three generous bedrooms including a beautiful primary suite complete with a walk-in closet and beautiful ensuite. The legal basement suite offers its own kitchen, living area bedroom and full bathroom. Enjoy the landscaped yard, great curb appeal, and a location close to schools, parks, shopping and other amenities.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461164  |
| Price      | \$999,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,966                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 9817 77 Ave |
| Area        | Edmonton    |
| Subdivision | Ritchie     |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6E 1M3     |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric |
| Parking Spaces | 3                                                                                                                                            |
| Parking        | Double Garage Detached, Insulated                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Mill Creek |
| Middle     | Vimy Ridge |
| High       | Scona      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 17           |

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Listing information last updated on October 23rd, 2025 at 9:17pm MDT