

Courtesy Of Jeffrey Scott Of RE/MAX River City

## \$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	93
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 3:03pm MDT