

\$675,000 - 9738 81 Avenue, Edmonton

MLS® #E4461522

\$675,000

4 Bedroom, 3.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Imagine a FULLY RENOVATED 1.5-storey ECO-FRIENDLY home nestled in the sought-after neighbourhood of RITCHIE just 1 block from MILL CREEK SCHOOL—exuding timeless charm with new-age efficiency & comfort. This wonderful 1209 sq. ft home offers a complete upgrade focused on efficiency, economy & comfort. Exterior upgrades include a new PTW found., Rockwool insulation throughout, siding, roof, soffits, eaves & fascia, and vinyl windows. The entire interior has been redone—the M/F offering a spacious kitchen w/ SS appl., polished soapstone c-tops & large island, primary bedroom, 4-pce bath, and laundry area. The upper floor boasts 2 more bedrooms, each with its own 2-pce ensuite & WI closet. The FF basement features a rec room, in-law suite, 4th bedroom, 3-pce bath, 2nd laundry area, and all-new mechanicals incl. 200-amp service & elec. furnace so quiet you can barely hear it in the next room. Close to U of A, Whyte Ave, Mill Creek, great schools and public transportation. Location, lifestyle & livability!

Built in 1919

Essential Information

MLS® # E4461522

Price \$675,000



Lease Rate	\$10
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,209
Acres	0.00
Year Built	1919
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9738 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W2

Amenities

Amenities	Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Electric
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, Preserved Wood

School Information

Elementary	Hazeldean/Lady Mt.Carmel
Middle	Allendale/Louis St.Laurent
High	Strathcona/Austin O'Brien

Additional Information

Date Listed	October 8th, 2025
Days on Market	6
Zoning	Zone 17

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Listing information last updated on October 14th, 2025 at 4:02am MDT