

\$445,000 - 9611 81 Avenue, Edmonton

MLS® #E4449299

\$445,000

3 Bedroom, 2.00 Bathroom, 964 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Whether you are a builder, investor, or future homeowner, this property delivers exceptional value with development potential. Situated in one of Edmonton's most sought after infill communities, this 1948 bungalow is zoned RS Small Scale Residential, has 2 w meters a second kitchen installed, ready to become a basement suite quickly. Enjoy tree lined streets, nearby cafes and a strong community vibe. Ritchie is known for its high livability and ongoing reinvestment momentum. 3 Bedrooms and Fully Finished Basement 2 Bathrooms Single Detached Garage with alley access Minutes to Whyte Avenue, Mill Creek Ravine, schools and transit The lot is fenced flat and ready for future plans. A long term tenant is in place offering consistent rental income while plans are made.

Built in 1948

Essential Information

MLS® #	E4449299
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.00
Year Built	1948



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9611 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0X6

Amenities

Amenities	On Street Parking, See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	30
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 August 21st, 2025 at 11:47pm MDT