

\$395,000 - 9753 79 Avenue, Edmonton

MLS® #E4457374

\$395,000

2 Bedroom, 1.00 Bathroom, 768 sqft
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

ATTENTION DEVELOPERS/INVESTORS to this great redevelopment opportunity in Ritchie. 39.6 ft x 132.2 ft allowing many redevelopment options. Located immediately across from Escuela Mill Creek School you have no neighbours to the north and access to the field/park and great south backing yard as well. Close to many local amenities making it a great walkable location. Proximity to Whyte Ave, Mill Creek Ravine, and the University of Alberta all while being minutes to downtown as well.

Built in 1945

Essential Information

MLS® #	E4457374
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information



Address	9753 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P9

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	4
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 September 15th, 2025 at 1:03pm MDT