

# \$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 | 14                   |
| Zoning         | Zone 17              |

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Listing information last updated on September 25th, 2025 at 3:02am MDT