

# \$450,000 - 9708 80 Avenue, Edmonton

MLS® #E4435071

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Love where you live in this timeless 2-bed + den, 2-bath character home in the heart of Ritchie—rich w/ history & lovingly maintained to preserve its charm. Across from a school & playground, steps from Mill Creek Ravine, this south-facing gem blends vintage soul w/ comfort. Sip coffee on the front porch, set up a home office in the den, or entertain on the backyard deck. The kitchen—w/ skylights, tile floors & S/S appliances—overlooks a private yard. Inside, original hardwood, wood trim & a large dining room echo the craftsmanship of a bygone era. Over the years, the home has seen meaningful updates to kitchen, baths, furnace, appliances, windows, siding, shingles (2008), garage roof (2024), + upgrades like 100 amp electrical & sump pump—all while preserving its character. Upstairs offers two bright bedrooms, a sun-filled den & a 4-piece bath w/ clawfoot tub. A partly finished basement, double garage & walkability to Ritchie Market, Whyte Ave & the ravine make this a rare find. This is home.

Built in 1911

## Essential Information

MLS® # E4435071

Price \$450,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9708 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S7

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Skylight, Walkout Basement, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      See Remarks

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                1

Zoning                            Zone 17

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