

## \$480,000 - 9807 81 Ave, Edmonton

MLS® #E4432247

**\$480,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

BARE LOT in Excellent Location! Heavy lifting is Done in this Quiet RITCHIE neighborhood just one Block from Whyte ave & 99st. 42' x 130' RF3 LOT is Already CLEARED, Graded and ready to develop on! Complete Engineered Drawings ready & can be available for FULL Duplex! EACH SIDE would have 3 bedrooms with 3 bathrooms up, and suites would have two bedrooms, full bathroom, kitchen. Survey Report and Plot Plan also complete.

### Essential Information

MLS® #	E4432247
Price	\$480,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	9807 81 Ave
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB



Postal Code            T6E 1W4

**Exterior**

Exterior Features    Public Transportation, Schools

**Additional Information**

Date Listed            April 23rd, 2025

Days on Market       55

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 June 16th, 2025 at 10:17pm MDT