

Courtesy Of Shannon L Ferry Of Real Broker

# \$719,900 - 9807 80 Avenue, Edmonton

MLS® #E4445868

**\$719,900**

3 Bedroom, 2.50 Bathroom, 1,910 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Beautifully updated 3-bedroom, 3-bath home packed with upgrades! New windows on the main floor and bedrooms, new carpet, new laminate, new shingles (2024), new furnace, and hot water tank. The main floor features a cozy living room, bright office space, and a spacious dining area off the kitchen. Youâ€™™ll also find a versatile flex space just off the kitchen, perfect for a playroom, sitting area, or gym. The kitchen offers stunning quartz countertops, plus new sinks, taps, and toilets throughout. The large master has a huge ensuite, plus another 3-piece bath upstairs. The basement is great for relaxing with built-in shelving, a gas fireplace, laundry area, and an extra room for storage, hobbies, or office space. Step outside to your private backyard oasis. Major electrical upgrades include 200A service to the garage, 100A to the house, and all new panels and breakers. Fantastic location close to schools and shopping!

Built in 1991

## Essential Information

MLS® #	E4445868
Price	\$719,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,910
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9807 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S9

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 17

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