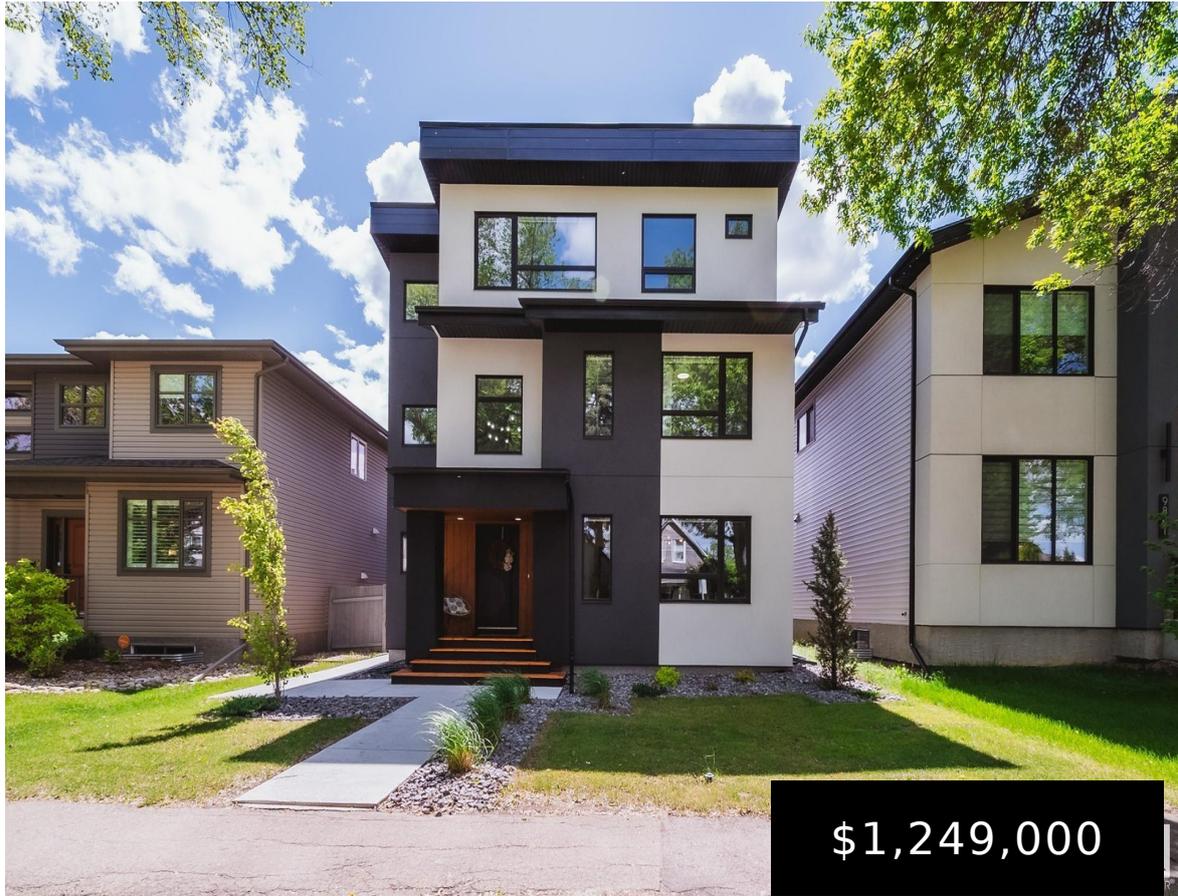


# 9837 77 AV NW EDMONTON AB T6E 1M3 E4392008

<https://bestrealestateedmonton.ca>

9837 77 AV NW,  
Edmonton, AB, T6E  
1M3



**\$1,249,000**

RARE OPPORTUNITY TO OWN THIS INCOME GENERATING PROPERTY Located in the sought after community of Ritchie STEPS TO THE PARK! Welcome to this CUSTOM built 3 storey home on LARGE 38'x130' lot in Ritchie w/ a legal 1 bedrm GARDEN SUITE! This UPGRADED Infill features 2885 sqft of luxury living, 3 bdrms, 2.5 bths, heated [...]

- 3 beds
- 3 baths
- Detached Single Family
- Residential
- 2885.83 sq ft



**Call us now**  
 Phone: 780-566-2375  
 Email: [info@bestrealestateedmonton.ca](mailto:info@bestrealestateedmonton.ca)  
 Address: 3018 Calgary Trail NW,  
 Edmonton, Alberta T6J6V4

# Best Real Estate Edmonton

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## Basics

**Category:** Residential

**Date added:** Added 5 months ago

**Bathrooms:** 3 baths

**Year built:** 2021

**MLS ID:** E4392008

**Type:** Detached Single Family

**Bedrooms:** 3 beds

**Floors:** 3 floors

**Land Size:** 466.53 m<sup>2</sup>

**BathroomsFull:** 2

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## Building Details

**Parking Total:** 3

**Parking Features:** Double Garage Detached, Heated, Over Sized

**Flooring:** Carpet, Ceramic Tile

**Community Features:** On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Insulation-Upgraded, No Smoking Home, Parking-Extra, Patio, Vaulted Ceiling, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling

**Architectural Style:** 3 Storey

**Exterior Features:** Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks

**Roof:** Asphalt Shingles

**RoomType:** LivingRoom, DiningRoom, Kitchen, FamilyRoom, MasterBedroom, Bedroom2, Bedroom3

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## Amenities & Features

**Appliances:** Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two

**Amenities:** 1

**Heating:** Forced Air-1, Natural Gas

**Fireplace Features:** Insert

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## Listed by

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# Best Real Estate Edmonton

**List Agent:** Chris K Karampelas

**List Office Name:** MaxWell Polaris



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