

\$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 3

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 May 11th, 2025 at 8:32am MDT