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

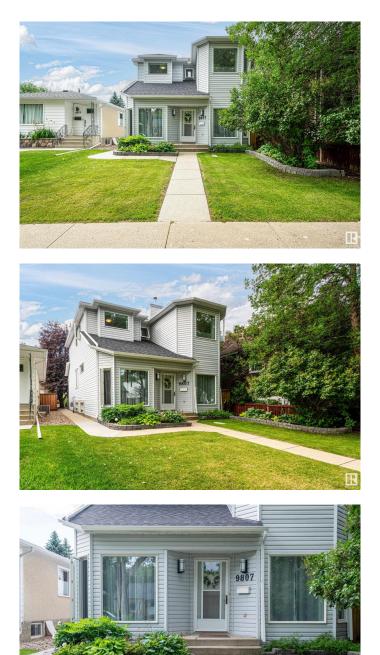
MLS® #E4445868

#### \$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. You'II 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
Туре	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,
	Televis	sion Connec	ction						
Darking	Double	Caraga D	stachad						

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 ListedJuly 4th, 2025Days on Market5ZoningZone 17

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Listing information last updated on July 9th, 2025 at 2:18pm MDT