

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 | 9              |
| Zoning         | Zone 17        |

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Listing information last updated on July 13th, 2025 at 6:32am MDT