

## \$530,000 - 9657 78 Avenue, Edmonton

---

MLS® #E4440531

### \$530,000

5 Bedroom, 2.50 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Situated in the desirable area of Ritchie, you'll find this beautiful and RENOVATED 1201sqft, 5 bedroom bungalow! Walk inside to the open living space where you'll be greeted by tons of natural light. The kitchen, which was renovated in 2015, has all the space you will need and leads you into the huge dining room. 3 Bedrooms and 2 bathrooms upstairs including the primary with ENSUITE BATHROOM. Downstairs you'll find your huge FULLY FINISHED BASEMENT with brand new carpets and wood burning fireplace. Outside is the expansive backyard with DOUBLE DETACHED GARAGE. With almost all your major needs done including Roof (2013), Furnace (2013), A/C (2013), Kitchen and appliances (2015), and located to some of the best amenities in the city, it's no wonder you'll want to call this home!

Built in 1978

### Essential Information

MLS® #	E4440531
Price	\$530,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,201



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9657 78 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P2

### Amenities

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### School Information

Elementary	Hazeldean School
------------	------------------

Middle	Allendale School
High	Mckerran School

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	4
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 June 9th, 2025 at 3:32pm MDT