

Courtesy Of Robin Hage Of MaxWell Polaris

# \$799,000 - 9707 79 Avenue Nw Nw, Edmonton

MLS® #E4240843

**\$799,000**

6 Bedroom, 5.00 Bathroom, 3,025 sqft  
Single Family on 0.10 Acres

Ritchie, Edmonton, AB

Over 3000sq ft on a 33 wide lot. Across from Escuela Millcreek school. Large infill in Ritchie built in 2001. Original owner. Well built 2.5 story with a finished basement with a walk out. Basement has 2 bedrooms and a kitchen. Not a legal suite but has what is needed to be one .Extra soundproofing . In floor zone heating recently serviced. New roof with 35 year shingles. Great home for a large family that may want a suite for a nanny or extended family. Side entrance lends itself to a large living room. Loft on 2nd floor overlooks living room and dining room with 18 ft ceilings. There are 3 bedrooms and laundry room and 2 bathrooms. Upper level has a huge bedroom and family room with a small deck that overlooks green space and partial skyline view. Main floor has an open kitchen and dining room with lots of storage and a small office. South facing back yard is low maintenance with a deck, storage shed and double garage. Short walk to Whyte Ave, Millcreek Ravine and 4 Corners shops. Check it out.

Built in 2001

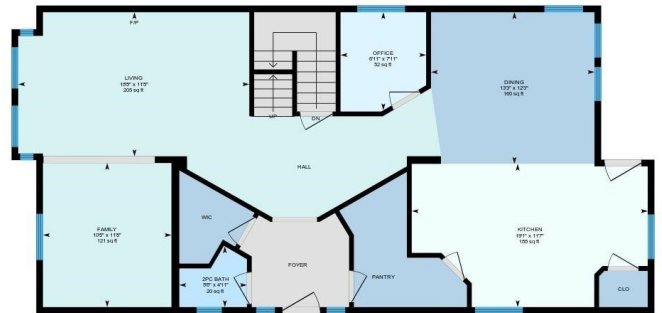
## Essential Information

MLS® #	E4240843
Price	\$799,000
Bedrooms	6



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Main Floor Total Exterior Area 1214.97 sq ft  
Total Interior Area 1132.82 sq ft



PREPARED: Apr 2021

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Total Exterior Area 1001.81 sq ft  
Total Interior Area 917.79 sq ft



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Bedrooms Above Grade	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,025
Acres	0.10
Year Built	2001
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 and Half Storey
Status	ACTIVE

### Community Information

Address	9707 79 Avenue Nw Nw
Area	Edmonton
Community	Ritchie
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6C 1P9

### Amenities

Features	Deck, No Smoking Home, Infill Property, Ceiling 9 ft., Exterior Walls-2x6', Insulation-Upgraded, Laundry-Same Floor, No Animal Home, Vaulted Ceiling, Vinyl Windows, Walk-up Basement
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Ceramic Tile, Engineered Wood, Laminate Flooring
Interior Features	Garage Opener, Storage Shed, Microwave Hood Cover, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Alarm/Security System, Freezer
Heating	In Floor Heat System
Fireplace	Yes
Fireplaces	Gas, Tile Surround
# of Stories	4

Has Basement Yes  
Basement Full, Fully Finished, Walk-up  
Separate Entrance Yes

### **Exterior**

Exterior Brick, Stucco, Vinyl  
Exterior Features Back Lane, Playground Nearby, Schools, Shopping Nearby, Flat Site, Low Maintenance Landscape, Paved Lane  
Roof Asphalt Shingles  
Construction Wood Frame  
Foundation Concrete

### **School Information**

Elementary Escuela MillCreek School

### **Additional Information**

Date Listed April 27th, 2021

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 26th, 2021 at 6:46pm CDT