

9717 81 Avenue Edmonton Alberta

$995,000

Welcome to Ritchie, one of Edmonton's most sought-after family-friendly communities! This exceptional front/back duplex offers flexibility with 3 distinct opportunities: live in one side & rent the other, rent both for strong investment potential, or create the perfect multi-generational home for Parents, Grandparents, or Extended family. Built 2017 & shows like new, both feature quartz countertops, durable laminate flooring, plush upstairs carpet, fully finished basements with additional living space, flex room/office, & full bath. Each side includes its own single detached garage. With over 2,200 sq ft combined, endless possibilities. Vibrant walkable lifestyle just steps from the Summer Market, Campio, Kind Ice Cream, Parks, Playgrounds, Community Events, & the popular Happy Beer Street Entertainment District. Families will love proximity to the Ritchie Community League, well regarded Escuela Mill Creek School, & the Millcreek Cafe with easy access to Downtown, Whyte Ave, Whitemud, 75st, South Edmonton (id:6769)

Primary Bedroom 11.58 Ft x 10.67 Ft
Bedroom 8.17 Ft x 9.00 Ft
Bedroom 8.08 Ft x 10.75 Ft
3pc Bathroom 7.92 Ft x 5.00 Ft
Living room 21.67 Ft x 10.50 Ft
Bedroom 9.33 Ft x 11.17 Ft
4pc Bathroom 4.83 Ft x 6.92 Ft
Living room 10.67 Ft x 11.67 Ft
Kitchen 8.50 Ft x 14.00 Ft
Other 10.17 Ft x 14.00 Ft
2pc Bathroom 9.75 Ft x 2.92 Ft

Listing Presented By:



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RE/MAX Real Estate (Edmonton)

https://michellezenon.remaxrealestateedmonton.com/

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