



## 9544 76 Avenue Edmonton AB

\$499,999

ONE-OF-A-KIND, IN THE HEART OF RITCHIE! An ORIGINAL, historical 1919 home that's been RENOVATED INSIDE & OUT. This home was redesigned with the intention of it being multi-purpose; in the sense it can be used as a residence, a small business (office/retail) as the Ritchie Market is on the same block. There is ample street and rear parking that fits up to 4 cars! A 10 ft wide entrance is perfect for small social gatherings or business events with a personal touch. Basement is laundry, newer furnace, HWT on demand, A/C, and storage with a deep freezer. Pristine & clean throughout. The home is rented out as a busy Airbnb with 5-Star host status so drive-by's are welcome; however, do not linger too long as this will disturb the guests.

\*\*\*BONUS\*\* All furnishings, supplies, etc included\*\*\* 6FT PRIVACY WALLS on deck installed Oct 2 2024\*\*

Listing Presented By:



Originally Listed by:  
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