



## 9716 81 Avenue Edmonton AB

\$949,900

SIMPLY REGAL IN RITCHIE!! This FULLY DEVELOPED single family home offers 2205 Sq/Ft of above grade luxury coupled with a stellar 1022 Sq/Ft LEGAL 2 BEDROOM BASEMENT SUITE in one of Edmonton's most thriving, and beautiful, communities. The spacious open concept main floor comes equipped with a tile surround fireplace, a modern finished chef's kitchen, and formal dining room area. The back landing boasts a sizeable mud room with 1/2 bath and main floor laundry. Head on upstairs where an additional bonus room, 2 sizeable BRs, a 4pc main bath, and a DREAMY primary bedroom await your personal touch, and eventual relaxation. Enjoy those soft summer mornings with a Nespresso on your private deck while you wait for the bath to fill in your 5pc ensuite. The Ritchie Market, a host of Breweries, Whyte Avenue Shopping/Eateries, the Mill Creek Ravine, the Farmer's Market, and the downtown area are ALL within walking distance. What else do you need? Take advantage and DON'T MISS OUT ON THIS EXCEPTIONAL OPPORTUNITY!!

Listing Presented By:



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