



## 9830 78 Avenue Edmonton AB

\$335,000

Great property in the ever popular community of Ritchie. This cute little bungalow is the perfect investment home to rent/live in now and in an ideal location for future redevelopment. 900 sq ft of living space including 2 bedrooms and a 4 piece bathroom. Large south facing living room with hardwood flooring, updated kitchen with newer cabinets and tiled backsplash. Unfinished basement with extra room for storage or potential to develop. Furnace 2010, 100 amp electrical, most windows are vinyl, weeping tile and sump. Private low maintenance backyard with a single detached garage and space for RV parking. Walking distance to Whyte Avenue, 99st, public transit and the trendy Ritchie Market.

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

[cjleibel@gmail.com](mailto:cjleibel@gmail.com)  
<http://www.curtisinvests.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)