

## \$399,000 - 9848 77 Avenue, Edmonton

MLS® #E4456280

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

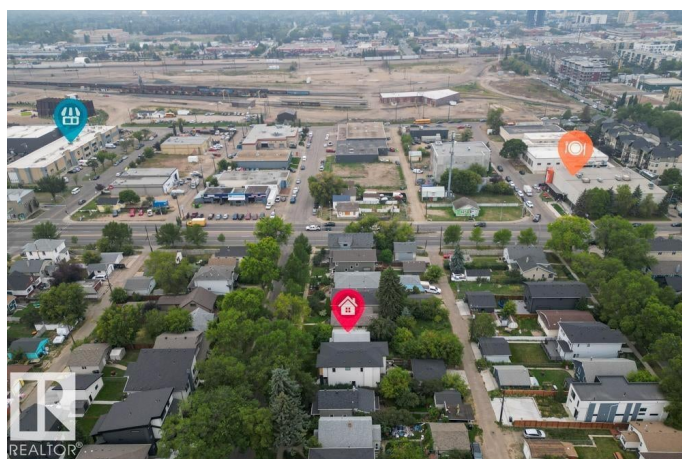
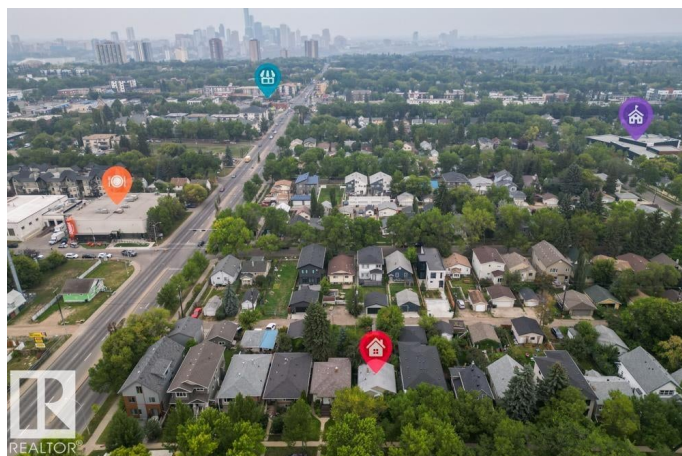
Ritchie, Edmonton, AB

### PRIME INFILL OPPORTUNITY IN RITCHIE!

This vacant lot offers the perfect chance to BUILD YOUR DREAM HOME in one of Edmonton's most sought-after communities. Measuring approximately 33' x 132', the property provides ample space for a spacious single-family residence or potential front-to-back duplex development (subject to city approval). Surrounded by CHARACTER HOMES, modern infills, and mature tree-lined streets, this location combines charm with convenience. Enjoy walking distance to the vibrant RITCHIE MARKET, Mill Creek Ravine, and schools, with Whyte Avenue, Downtown, and the University of Alberta just minutes away. Whether you're a BUILDER, INVESTOR, or future homeowner, this lot presents endless possibilities in a HIGHLY DESIRABLE location. Don't miss your chance to make your vision a reality in Ritchie!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4456280        |
| Price     | \$399,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |



Status Active

## Community Information

Address 9848 77 Avenue

Area                      Edmonton

Subdivision Ritchie

City Edmonton

County ALBERTA

Province AB

Postal Code T6E 1M4

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|------------------------------------------------------------------------------------------|

|                 |                  |
|-----------------|------------------|
| Lot Description | 33â€™™ x 132â€™™ |
|-----------------|------------------|

## Additional Information

Date Listed                      September 5th, 2025

Days on Market 14

Zoning                      Zone 17

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Listing information last updated on September 19th, 2025 at 8:47am MDT