

Courtesy Of Ayaz Kassam Of Sterling Real Estate

\$499,900 - 9945 79 Avenue, Edmonton

MLS® #E4148760

\$499,900

4 Bedroom, 2.00 Bathroom, 100 sqft
Single Family on 0 Acres

Ritchie, Edmonton, AB

Investor Alert!!! Very Rare..Don't miss this opportunity to own 3 side by side lots (9941, 9945, 9949 -79 ave) with total of 17424 sqft - Zoned RA7 for multi family redevelopment up to 4 stories, or even duplex and townhouse development. In desirable Ritchie. Each lot is 44' wide for a total of 132" frontage by 132' deep. Lots contain 3 homes, 2 of which are currently rented \$1550 & \$2175/month plus utilities, both basements with 2nd kitchen, bathroom and living area. Also separate entrances. This third property is seller occupied. Square lot with south facing backyards. Build now or hold and build later. located minutes from U of A and downtown and just a block from trendy Whyte Ave...Great site potential, especially if The City builds a park in the old CP Rail Yard. Act now!! (Please note: all three properties must be sold together, with mls numbers e4148746,e4148760 & e4148774, asking \$1,500,000 for all three properties.)

Built in 1949

Essential Information

MLS® #	E4148760
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	100



Acres	0.13
Year Built	1949
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	1 and Half Storey
Status	ACTIVE

Community Information

Address	9945 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1R3

Amenities

Features	See Remarks
Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior	Ceramic Tile, Hardwood
Interior Features	See Remarks
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	3

Exterior

Exterior	Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Zoning	RA7
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Listing information last updated on July 21st, 2019 at 6:31am MDT