

# \$388,888 - 9608 79 Avenue, Edmonton

MLS® #E4425607

**\$388,888**

2 Bedroom, 2.50 Bathroom, 1,140 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Beautifully updated END-UNIT in a quiet four-unit complex (Creekside South) just a short walk to Mill Creek Ravine, trails, a farmers' market, Whyte Ave, and the U of A. The open-concept main floor features a bright living room with a gas fireplace, a large dining area, and a modern kitchen with upgraded appliances, butcher block counters, and a eat up bar – perfect for entertaining! A two-piece powder room completes the main floor. Upstairs offers two VERY spacious bedrooms with ample closet space including a private balcony in the primary bedroom. The 4pc bath offer TONS of counter space and a soaker tub! The finished basement includes a rec room and office space, and three-piece bath and plenty of storage. Outside, enjoy a large back deck and a single detached garage. Self-managed complex with strong financials and a dedicated caring owners – this home is truly something special.

Built in 1996

## Essential Information

MLS® #	E4425607
Price	\$388,888
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	9608 79 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S2

### **Amenities**

Amenities	Deck, Detectors Smoke, Front Porch, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	LADY MT. CARMEL; HAZELDEAN
Middle	LOUIS ST. LRNT; ALLENDALE
High	AUSTIN O'BRIEN; STRATHCONA

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 17
Condo Fee	\$400

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