

# \$299,900 - 9769 72 Avenue Nw, Edmonton

MLS® #E4256785

## \$299,900

2 Bedroom, 2.00 Bathroom, 1,204 sqft  
Single Family on 0.10 Acres

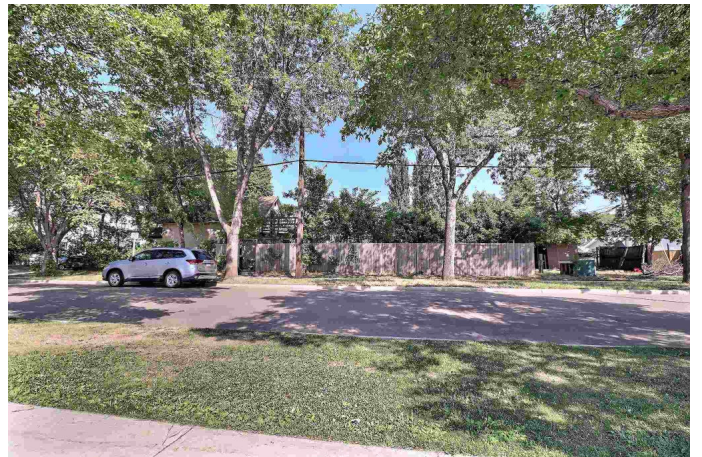
Hazeldean, Edmonton, AB

Welcome to the location of your new home that rests on the border between the desirable neighborhoods of Hazeldean and Ritchie! This 2-bedroom, 2 bathroom, 1200 sqft 2 story character home rests on a beautiful corner lot just steps away from J.H Picard school, a short 5 min walk to Hazeldean Park, a 5 min walk to Ritchie Park, and a 10 min walk to Argyll Park and Mill Creek Ravine. This location can't be beat! The lot measures 33m x 132m. (10.1m x 40.2m) This home offers the rare opportunity to tear it down and build your dream home in the perfect location for your family. Don't miss out, come and see all this location has to offer!

Built in 1924

## Essential Information

MLS® #	E4256785
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.10
Year Built	1924
Type	Single Family
Sub-Type	Residential Detached Single Family



Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	9769 72 Avenue Nw
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0Y9

### **Amenities**

Features	Handyman Special
Parking	On Street

### **Interior**

Interior	Hardwood, Linoleum
Interior Features	Dryer, Refrigerator, Washer, Stove-Electric
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Partly Finished

### **Exterior**

Exterior	Stucco
Exterior Features	Back Lane, Corner, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	July 31st, 2021
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Listing information last updated on November 28th, 2021 at 1:46pm MST