

Courtesy Of Calvin R Hexter Of Exp Realty

# \$499,000 - 9818 81 Avenue, Edmonton

MLS® #E4458684

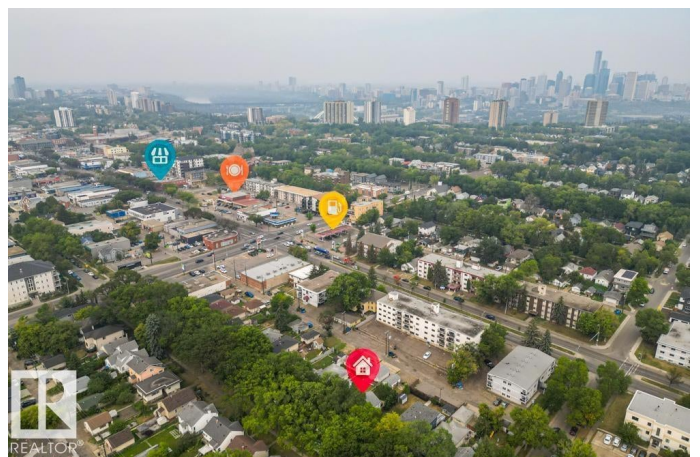
**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

**PRIME DEVELOPMENT OPPORTUNITY IN RITCHIE!** This VACANT LOT offers the perfect canvas to build your dream home or investment property in one of Edmonton's most SOUGHT-AFTER COMMUNITIES.

Located just steps from the vibrant energy of WHYTE AVENUE, you'll enjoy easy access to TRENDY CAFES, RESTAURANTS, BOUTIQUES, and NIGHTLIFE. The area also boasts top SCHOOLS, PARKS, and quick connections to the UNIVERSITY OF ALBERTA, MILL CREEK RAVINE, and DOWNTOWN. Surrounded by a mix of charming character homes and modern infills, this lot is ideal for those wanting to create a CUSTOM BUILD that blends lifestyle and location. With strong buyer demand in Ritchie, this property is not just a lot—it's a chance to design and invest in a HIGHLY DESIRABLE NEIGHBOURHOOD where community and convenience meet. A rare opportunity to bring your vision to life in one of Edmonton's most VIBRANT, WALKABLE areas!



## Essential Information

MLS® #	E4458684
Price	\$499,000
Lease Rate	\$10

Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	9818 81 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1W3

### **Exterior**

Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	33' x 132'

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	14
Zoning	Zone 17

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Listing information last updated on October 3rd, 2025 at 2:47am MDT