

\$1,599,000 - 9818 81 Avenue, Edmonton

MLS® #E4456169

\$1,599,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Ritchie, Edmonton, AB

A RARE INVESTMENT OPPORTUNITY IN THE HEART OF RITCHIE, Edmonton's favourite community! Nest Infills presents this ONE-OF-A-KIND modern 5-UNIT PRE-CONSTRUCTION development steps from Ritchie Market & Mill Creek Ravine. Built for the investor, this mix includes 1 three-storey home (2 bed/1.5 bath), 2 two-bed/1.5 bath units, and 2 one-bed/1 bath upper units—all with main living areas above grade (no basement kitchens/living rooms) to maximize appeal and rents. SMART, ENERGY-EFFICIENT SYSTEMS keep operating costs as low as \$95/mth, with superior insulation slashing winter utilities. Interiors feature QUARTZ counters, custom cabinetry, designer lighting, HRV, on-demand hot water, A/C installed, and smart tech including keyless entry & built-in WiFi. Landscaped green space, and select front porches enhance tenant experience. In Edmonton's most walkable, high-demand neighbourhood—modern living engineered for maximum ROI.

Built in 2025

Essential Information

MLS® #	E4456169
Price	\$1,599,000



Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

Community Information

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

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	September 4th, 2025
Days on Market	11
Zoning	Zone 17

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Listing information last updated on September 15th, 2025 at 7:17am MDT