

## \$514,888 - 7104 95 Avenue, Edmonton

MLS® #E4461800

**\$514,888**

5 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Situated on a large corner lot in sought-after Ottewell, this bright and versatile bungalow offers exceptional potential for investors, multi-generational living, or first-time buyers. The main floor features an inviting living room with large picture window, a spacious eat-in kitchen, and three bedrooms plus a full bath. The lower level offers a separate entrance leading to a bright second kitchen, two bedrooms, a full bath, and generous family room with cozy gas fireplace—ideal for suite potential. Numerous updates include newer vinyl plank flooring, fresh paint, and a newer hot water tank. Enjoy the mature, private yard with fruit trees, patio area, and single detached garage. Conveniently located just steps from schools, parks, and transit with easy access to Capilano Mall, downtown, and major routes. A solid home with excellent value and income flexibility in one of Edmonton's most established neighbourhoods.

Built in 1959

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461800  |
| Price      | \$514,888 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,222                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7104 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1B2        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### **Exterior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                      |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                               |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle     | Ottewell School    |
| High       | McNally School     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 18            |

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