\$499,888 - 7104 95 Avenue, Edmonton

MLS® #E4463926

\$499,888

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 fireplaceâ€"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.



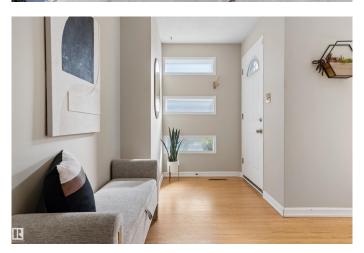
Essential Information

MLS® # E4463926 Price \$499,888

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 29th, 2025

Days on Market 1

Zoning Zone 18

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