

## **\$574,900 - 7316 95 Avenue, Edmonton**

MLS® #E4432932

**\$574,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this beautifully renovated 4-bedroom bi-level nestled on a quiet crescent in the heart of Ottewell. Step inside to a bright and welcoming layout, filled with natural light thanks to the large windows throughout. The kitchen features generous cabinet and counter space, plus a charming breakfast nook and a dining area—perfect for hosting friends or enjoying family meals. The sun-filled living room faces south, creating a warm atmosphere. On the upper level you will find 2 comfortable bedrooms and a full bathroom, while the fully finished lower level offers a cozy family room with a brick fireplace, 2 more bedrooms, a second bathroom, plenty of storage, and a spacious laundry room. Enjoy summer evenings in the private backyard with a patio - perfect for BBQs™ or relaxing. The oversized garage offers ample space for parking and storage. Ideally located just steps from schools, transit, shops, and with quick access to downtown and scenic River Valley trails, this home offers unmatched convenience.

Built in 1960

### **Essential Information**

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Price \$574,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7316 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

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025

Days on Market 7

Zoning Zone 18

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