

## **\$669,000 - 6808 95 Avenue, Edmonton**

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MLS® #E4451978

**\$669,000**

4 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Location, Location, Location! New Luxury Vinyl Flooring, new paint, new Slatwall highlights throughout home with elegant light fixtures. A bright, open layout with fresh contemporary finishes throughout, 4 HUGE bedrooms with 2 full Luxury Baths. Home features Gourmet Kitchen with Granite countertops, Jenn air Downdraft Range/Stove, Full Fridge & Full Freezer, KitchenAid Dishwasher, Pantry and HUGE Island. A chef's Dream Kitchen with enormous counter space & tons of cabinets make cooking for the family a complete joy! Bathrooms come with Luxury Porcelain tile, LED Mirrors that stream your favorite music. The finished basement is equipped with a huge Family room, a bar and lots of space for a Pool Table. Laundry room is well equipped with a Maytag Washer/Dryer and a Stainless-Steel Laundry. Heated garage includes 2 new Insulated Steel Doors & new Stucco, new roof shingles and 220 AMP power. New concrete driveway. Move in ready & Quick Possession!

Built in 1959

### **Essential Information**

MLS® # E4451978

Price \$669,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6808 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1A8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar                    |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                       |
| Exterior Features | Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Metal                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Clara Tyner Elementary |
| Middle     | Ottowell School        |
| High       | Austin OBrien          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 18          |



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Listing information last updated on August 23rd, 2025 at 1:32am MDT