

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

MLS® #E4461800

**\$514,888**

5 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

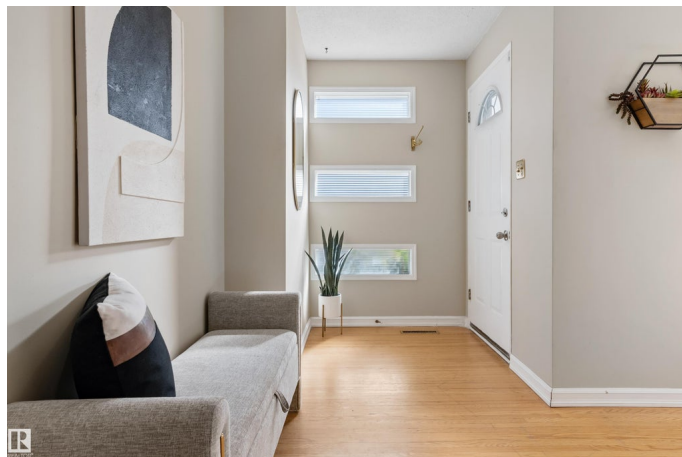
Ottewell, Edmonton, AB

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	2
Zoning	Zone 18

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Listing information last updated on October 12th, 2025 at 1:47am MDT