

Courtesy Of David J Schmitz Of RE/MAX River City

\$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

MLS® # E4432932

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 6

Zoning Zone 18

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Listing information last updated on May 1st, 2025 at 10:18am MDT