

# \$610,000 - 6916 97 Avenue, Edmonton

MLS® #E4444071

**\$610,000**

5 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This is the ONE! Pride of ownership fills this home. Welcome to 6916 97 Ave—a unique and extensively UPDATED GEM in the highly sought-after community of Ottewell! This 5 bed, 3 full bath home offers over 1300 sq ft of refined living space and elegance. The tree-lined front yard and intentional front and back landscaping adds privacy and curb appeal, while the stunning centerpiece black-themed staircase which leads to a fully finished basement with 2 beds, full bath, wet bar, storage room, with a separate entrance—perfect for a future legal suite. Enjoy peace of mind with a newer roof, newer furnace, newer air con, new hot water tank, upgraded electrical service, and newer windows. The custom gourmet kitchen features beautiful quartz countertops, sleek cabinetry, center island, and stainless steel appliances - inspiring the Executive Chef in you! Spend this hot summer on your patio and private backyard. An oversized double garage completes this move-in-ready masterpiece!

Built in 1965

## Essential Information

MLS® # E4444071

Price \$610,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6916 97 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1C7

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        25  
Zoning                    Zone 18

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