

## \$455,000 - 7336 21 Avenue, Edmonton

MLS® #E4443637

**\$455,000**

6 Bedroom, 2.50 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Ekota, Edmonton, AB

Exceptional Investment Opportunity in the Heart of Ekota! This fully renovated bi-level home sits on a spacious corner lot approx. 120x55 sqft in a mature, family-friendly neighborhood. Future development potential is endless—sized to accommodate a triplex, duplex, or a triple-car garage home. The house features 6 bedrooms and 2.5 bathrooms, ideal for large families or rental income potential. A low-cost renovation could easily create a separate entrance for the lower level, maximizing its income-generating capability. Conveniently located close to Mill Woods Town Centre, LRT, schools, parks, and shopping, this is a rare opportunity for homeowners, investors, or builders looking to grow in one of Edmonton's established communities.

Built in 1975

### Essential Information

MLS® #	E4443637
Price	\$455,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7336 21 Avenue
Area	Edmonton
Subdivision	Ekota
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2C4

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dryer, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	CORNER LOT
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
Days on Market	69

## Zoning

## Zone 29

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