

\$534,900 - 7107 96b Avenue, Edmonton

MLS® #E4444833

\$534,900

4 Bedroom, 2.00 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this stunning family home in Ottewell! This beautifully updated property boasts a renovated main floor featuring an open-concept kitchen with quartz countertops, stainless steel appliances, new cabinetry, & an expansive island with plenty of storage. The bright, spacious living room is complemented by triple-pane windows & luxury vinyl plank flooring throughout, ensuring both style & energy efficiency. The large primary bedroom has ample space, along with a 3-piece ensuite for added convenience & privacy. Situated on a generous 730 sqm corner lot, this home offers an impressive outdoor space with a fenced yard, garden, shed, fire pit, & a deck off the backdoor—perfect for enjoying the outdoors with family & friends. Additional updates include a new roof, furnace, & hot water tank, offering peace of mind for years to come. You will love the double detached garage for added storage & parking. Located close to amenities, parks, schools, the river valley, & just a short drive to downtown!

Built in 1959

Essential Information

MLS® # E4444833

Price \$534,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,233 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7107 96b Avenue |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 1B9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Corner Lot, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 27th, 2025
Days on Market 63
Zoning Zone 18

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