

\$588,885 - 7524 95 Avenue, Edmonton

MLS® #E4465229

\$588,885

4 Bedroom, 1.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

HOLYROOD CORNER LOT â€“ Investment Opportunity! Flip, develop, or hold this prime property in the highly desirable Holyrood community. This 2-storey detached home offers 4 bedrooms, 1½ baths, and 1,655 sq. ft. of living space on a massive 7,618 sq. ft. corner lot. RS zoning provides flexibility for multiple development options, including small-scale residential up to 3 storeys or a potential 9-unit multi-family project (subject to approval). The finished basement includes a family room, office, and separate entranceâ€”perfect for a potential basement suite. Currently rented for \$3,000/month plus utilities. Just 5 blocks to Bonnie Doon Mall & LRT, 2 blocks to Holyrood Park, and minutes to downtown and the river valley. Mature, tree-lined streets combine quiet living with urban convenience. Donâ€™t miss this rare opportunity!

Built in 1955

Essential Information

MLS® #	E4465229
Price	\$588,885
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,655
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7524 95 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1X5

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 8th, 2025
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Days on Market 8
Zoning Zone 18



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