

## \$444,999 - 7931 7 Avenue, Edmonton

MLS® #E4444695

**\$444,999**

4 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

This fully renovated half duplex in the heart of Ellerslie offers the perfect blend of style, space, and convenience. Featuring a single attached garage, the home welcomes you with a bright and functional open concept layout, highlighted by modern finishes, quartz countertops, and stainless steel appliances in the spacious kitchen. The upper level includes three comfortable bedrooms and a full bathroom, while the fully finished basement adds a fourth bedroom, another full bathroom, and extra living space—ideal for a growing family or guests. Outside, enjoy a huge backyard with an extended deck, perfect for summer gatherings and outdoor relaxation. Situated in a quiet, family-friendly neighborhood, this home is just steps from the bus route, close to parks, schools, and shopping, and only 15 minutes from Edmonton International Airport, making it a perfect option for commuters and families alike. Welcome to your new home.

Built in 2005

### Essential Information

MLS® #	E4444695
Price	\$444,999
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7931 7 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N3

### Amenities

Amenities	Carbon Monoxide Detectors, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025

Days on Market 9

Zoning Zone 53

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