

\$499,000 - 7107 96b Avenue, Edmonton

MLS® #E4455866

\$499,000

4 Bedroom, 2.00 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Live centrally in this bright & spacious family home in desirable Ottewell! This property has been beautifully renovated to include triple pane windows, luxury vinyl plank flooring, an open-concept kitchen with quartz countertops, stainless steel appliances, new cabinetry and island that opens to the sizeable living room. The roomy primary bedroom features a convenient 3-piece ensuite. On the main floor are 2 more bedrooms and a full bathroom. One of the best parts about this home is the impressive outdoor space – situated on a 730 sqm corner lot, this property includes a fenced yard, garden, shed, fire pit and deck, making it perfect for enjoying the outdoors with your family & friends. Additional upgrades include a new roof, furnace and hot water tank, offering peace of mind for years to come. You'll love the double detached garage, as well as the incredible nearby amenities: parks, shopping, schools, the river valley and quick access to downtown. Don't miss the chance to make this your home!

Built in 1959

Essential Information

MLS® # E4455866

Price \$499,000

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	September 3rd, 2025
Days on Market	16
Zoning	Zone 18

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