

## \$599,900 - 7616 95 Avenue, Edmonton

MLS® #E4447648

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,282 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful mid-century style home in sought-after Holyrood! Enjoy open beams, vaulted ceilings, and a large kitchen with gas cooktop and built-in oven. The bright main floor offers plenty of windows and space to entertain. Upstairs features 3 bedrooms and an updated 4pc bath (2018). Windows upgraded to triple-pane (2015). The lower level includes a 4th bedroom, updated 4pc bath, laundry, and storage. The lowest level has a spacious rec room and more storage. Sitting on a massive 746 sq m lot with a detached oversized single garage, shed, and extra parking for RV or trailer. Garage roof (2020) and eaves (2021) updated. Located on a beautiful tree-lined street near the river valley, LRT, and top schools (Vimy Ridge, Ottewell, Holyrood).

Built in 1956

### Essential Information

MLS® #	E4447648
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,282



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7616 95 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1X7

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Detectors Smoke, Fire Pit, Hot Water Natural Gas, Patio, Vaulted Ceiling, Vinyl Windows
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, View City
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 18



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Listing information last updated on July 16th, 2025 at 5:47pm MDT