

## \$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        7  
Zoning                    Zone 18

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