

## \$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 | 11              |
| Zoning         | Zone 18         |



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Listing information last updated on July 25th, 2025 at 8:17am MDT