

## \$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. This CUSTOM BUILT HOME on an EXTRA-WIDE LOT in HOLYROOD is an OPPORTUNITY you can't afford to miss. Homes like this are RARE in such a highly sought-after community. Featuring an OPEN-CONCEPT LAYOUT, stunning CEDAR CEILINGS, and NATURAL LIGHT flooding in from oversized windows, this home has the space and character you've been looking for. The large kitchen is perfect for busy family life, and the MASSIVE BACKYARD offers endless possibilities. Located within walking distance to schools, parks, and transit, this home provides UNBEATABLE CONVENIENCE and exceptional value.

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	1

Zoning

Zone 18



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Listing information last updated on July 15th, 2025 at 12:02am MDT