

## \$534,900 - 7107 96b Avenue, Edmonton

MLS® #E4444833

**\$534,900**

4 Bedroom, 2.00 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this stunning family home in Ottewell! This beautifully updated property boasts a renovated main floor featuring an open-concept kitchen with quartz countertops, stainless steel appliances, new cabinetry, & an expansive island with plenty of storage. The bright, spacious living room is complemented by triple-pane windows & luxury vinyl plank flooring throughout, ensuring both style & energy efficiency. The large primary bedroom has ample space, along with a 3-piece ensuite for added convenience & privacy. Situated on a generous 730 sqm corner lot, this home offers an impressive outdoor space with a fenced yard, garden, shed, fire pit, & a deck off the backdoor—perfect for enjoying the outdoors with family & friends. Additional updates include a new roof, furnace, & hot water tank, offering peace of mind for years to come. You will love the double detached garage for added storage & parking. Located close to amenities, parks, schools, the river valley, & just a short drive to downtown!

Built in 1959

### Essential Information

MLS® # E4444833

Price \$534,900

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	June 27th, 2025
Days on Market	49
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 4:02am MDT