

\$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 37
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 3rd, 2025 at 9:31am MDT