# \$629,900 - 7119 93 Avenue, Edmonton

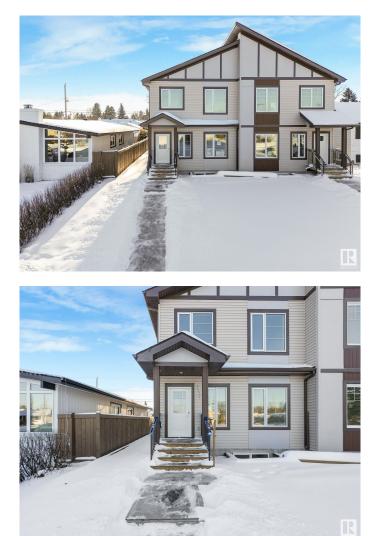
MLS® #E4439600

#### \$629,900

5 Bedroom, 4.00 Bathroom, 1,947 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

**GORGEOUS CURB APPEAL~ A 2** BEDROOM LEGAL SUITE FOR MORTGAGE HELPER -Sitting on a quiet street in one of the Edmonton's MATURE & centrally located neighbourhood of Ottewell this gorgeous & modern half-duplex home. This half-duplex is built with keeping in mind the needs and demands for the current living, be it main floor office/den, full bathroom or a secondary suite. Main floor plan includes Gourmet kitchen with stainless steel appliances, cook-top gas stove, 3 door refrigerator with water dispenser, built-in bar counter etc. The second floor has 3 bedrooms 2 full bathrooms, kids play area and a laundry room. The basement has a two bedroom secondary suite. The house is finished with a modern railing and lots of upgrades. There is a double detached car garage on the rear and comes with final grade, AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out!





Built in 2022

### **Essential Information**

| MLS® #    | E4439600  |
|-----------|-----------|
| Price     | \$629,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |

| Full Baths     | 4             |
|----------------|---------------|
| Square Footage | 1,947         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

# **Community Information**

| Address     | 7119 93 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0W7        |

## Amenities

| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, Infill Property |
|-----------|---|
| Parking   | Double Garage Detached  |

# Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,<br>Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

# Exterior

| Exterior          | Wood, Vinyl             |       |    |         |       |            |         |        |
|-------------------|-------------------------|-------|----|---------|-------|------------|---------|--------|
| Exterior Features | Back                    | Lane, | No | Through | Road, | Playground | Nearby, | Public |
|                   | Transportation, Schools |       |    |         |       |            |         |        |
| Roof              | Asphalt Shingles        |       |    |         |       |            |         |        |

Construction Wood, Vinyl Foundation Concrete Perimeter

## **School Information**

Middle Ottewell JR

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 17

Zoning Zone 18

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Listing information last updated on June 15th, 2025 at 7:17pm MDT