

# \$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

Check out 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. Windows upgraded to triple-pane. 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 and eaves updated. Located on a beautiful tree-lined street near the river valley, LRT, and top schools (Vimy Ridge, Ottewell, Holyrood). Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.



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 20  
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 11:02am MDT