

## \$395,000 - 7219 91 Ave, Edmonton

MLS® #E4448141

**\$395,000**

4 Bedroom, 1.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Investor alert! 3 Level Split in the very desirable community of Ottewell. Incredible curb appeal with new sidewalks and paved streets. Unique layout with 3 bedrooms up with 1 full bath. Living room with both a gas and wood burning stove on the main floor along with the kitchen area. Down below you'll find another living room with the 4th bedroom, 1/2 bath and laundry area. Large fully fenced backyard with lots of trees both front and back.

Built in 1961

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448141               |
| Price          | \$395,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,382                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information



|             |             |
|-------------|-------------|
| Address     | 7219 91 Ave |
| Area        | Edmonton    |
| Subdivision | Ottewell    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6B 0R7     |

### **Amenities**

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | On Street Parking, Crawl Space, Exterior Walls- 2"x6", Open Beam, Vinyl Windows |
| Parking   | Front Drive Access, Single Garage Attached                                      |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Insert, Woodstove         |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Partial, Finished         |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped |
| Roof              | Roll Roofing                                      |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| 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 1:32pm MDT