

\$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

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to 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 (2018). Windows upgraded to triple-pane (2015). 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 (2020) and eaves (2021) updated. Located on a beautiful tree-lined street near the river valley, LRT, and top schools (Vimy Ridge, Ottewell, Holyrood).

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 9
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 July 23rd, 2025 at 12:47pm MDT