

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

MLS® #E4426267

**\$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® #    | E4426267  |
| Price     | \$629,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 4             |
| Square Footage | 1,947         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | 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, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| 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                      March 18th, 2025

Days on Market                32

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 April 19th, 2025 at 5:02pm MDT