

## \$515,000 - 7719 95 Avenue, Edmonton

MLS® #E4429471

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,127 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Nestled in the sought-after neighborhood of Holyrood, this stunning bungalow blends charm with modern elegance. The main floor boasts a bright, open-concept design, featuring an updated kitchen with sleek finishes and oversized windows that flood the space with natural light. The expansive living and dining area is perfect for entertaining, while three generously sized bedrooms provide a peaceful retreat. An impeccably updated 4-piece bathroom completes the main level. Head downstairs to discover a spacious rec room, a large 4th bedroom, a stylish 3-piece bathroom, and a versatile den — ideal for a home office or gym. Set on a large lot, this property also includes a double garage, offering both convenience and ample storage space. Don't let this incredible opportunity slip away — make this dream home yours today!

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429471  |
| Price          | \$515,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,127     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7719 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1X8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 2                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 18         |

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