

# \$649,900 - 7119 93 Avenue, Edmonton

MLS® #E4418271

**\$649,900**

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 centrally located neighbourhoods 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 AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out!

Built in 2022

## Essential Information

MLS® #	E4418271
Price	\$649,900
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                January 16th, 2025

Days on Market        56

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 March 13th, 2025 at 5:17am MDT