

## \$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	11
Zoning	Zone 18

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