

## \$874,999 - 6719 95 Avenue, Edmonton

MLS® #E4445112

**\$874,999**

6 Bedroom, 4.00 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Unrivaled Luxury and Space in Ottewell! This stunning, fully renovated 6-bed, 4-bath home offers an unparalleled living experience, perfect for large families. The open-concept kitchen seamlessly connects to dining/living areas, featuring sleek finishes and a fridge with ice maker – ideal for entertaining. Indulge in the luxurious Jack & Jill ensuite with a rainfall shower. A main-floor laundry adds convenience. The large, finished basement, bathed in light, is an ideal entertainment hub. Peace of mind comes with extensive upgrades: a new 2-stage furnace, large hot water tank (passive recirculation), and updated plumbing (new sewer line, backwater valve). The electrical system is completely new with a new panel/rewiring. Outside, a brand new driveway enhances curb appeal. The heated 2.5-car garage (new furnace) offers year-round comfort/workspace. This masterpiece is a testament to quality craftsmanship and thoughtful living. Don't miss your chance to call it home!

Built in 1959

### Essential Information

MLS® # E4445112

Price \$874,999

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,079                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6719 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1A6        |

### Amenities

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

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                    |
| Stories           | 3                                                                          |
| 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 June 30th, 2025

Days on Market 36

Zoning Zone 18

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