

## \$725,000 - 6811 96a Avenue, Edmonton

MLS® #E4456895

**\$725,000**

4 Bedroom, 2.00 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

A RARE city find: A fully renovated mid-century character home paired with a MASSIVE, OVERSIZED 23.5x45, garage with new floor sitting on a 991m<sup>2</sup> lot featuring AC, 4 bedrooms & 2 baths. A bright, spacious entry welcomes you with vinyl plank flooring, vaulted open-beam ceilings, & a cozy fireplace in the living and dining rooms. The kitchen looks straight out of a magazine with two-tone cabinetry, corian countertops & S/S appliances. Upstairs offers a king-sized primary, 2 additional bedrooms & a stunning 5pc bath. The lower level features a stylish family room with herringbone flooring, 4th bedroom, modern 3pc bath & laundry. The unfinished basement provides ample storage or future development. Outside, enjoy the fenced, landscaped yard with a covered patio & access to the massive garage, all on a 991 m<sup>2</sup> lot just steps from parks, trails, schools & shopping in desirable Ottewell. Major updates include electrical panel & wiring, plumbing, windows & HE furnace. Nothing to do but move in!

Built in 1962

### Essential Information

MLS® # E4456895

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,239                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6811 96a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 1B4         |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Open Beam, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Insulated, Over Sized                                          |

### Interior

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace    | Yes                                                                                                                                                                   |
| Fireplaces   | Stone Facing                                                                                                                                                          |
| Stories      | 4                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                   |
| Basement     | Full, Partially Finished                                                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Private Setting, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood                                                         |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 18             |

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Listing information last updated on September 16th, 2025 at 12:02am MDT