

## \$629,900 - 7119 93 Avenue, Edmonton

MLS® #E4426267

**\$629,900**

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

Built in 2022

### Essential Information

MLS® #	E4426267
Price	\$629,900
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 Suite	Yes
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	March 18th, 2025
Days on Market	45
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 May 2nd, 2025 at 9:32am MDT