

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

## \$925,000 - 7636 92 Avenue, Edmonton

MLS® #E4431770

**\$925,000**

4 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

**MODERN LUXURY, CORNER LOT IN HOLYROOD!** Stylish, bright, and beautifully finished, this custom Urbis-built home in walkable Holyrood blends refined design with everyday comfort. On a sunny corner lot, you'll love the natural light from the extra west-facing windows and the open layout with big windows and engineered hardwood. The sunken living room with sleek gas fireplace overlooks a lush south-facing front garden. The kitchen is built to entertain with high-end Kitchen-Aid appliances, a large island, and seamless flow into the dining space and breakfast nook with backyard views. Upstairs offers a serene primary suite with spa-inspired ensuite, two more bedrooms, and full bath. The finished basement includes a large family room, fourth bedroom, and another full bath. Outside, the previous owner invested over \$100K into the private yard oasis, complete with a deck, stone patio, tranquil water feature, and landscape lighting. Move-in ready and perfectly located, this is Holyrood at its best. Welcome home!

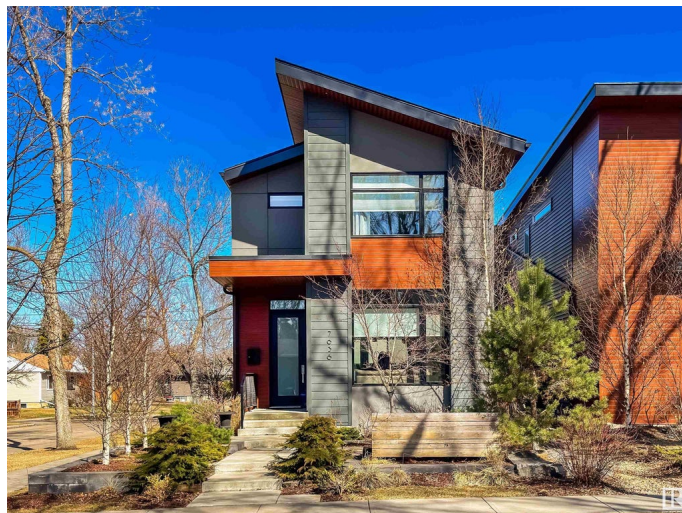
Built in 2016

### Essential Information

MLS® # E4431770

Price \$925,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,931                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7636 92 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1R4        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Sprinkler Sys-Underground, Infill Property |
| Parking   | Double Garage Detached, Heated, Insulated  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco, Hardie Board Siding   |
| Exterior Features | Corner Lot, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 18          |

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Listing information last updated on May 1st, 2025 at 9:17pm MDT