

\$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 991m2 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 m² 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	6
Zoning	Zone 18

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