

# \$674,900 - 14632 95 Avenue, Edmonton

MLS® #E4456976

**\$674,900**

3 Bedroom, 2.00 Bathroom, 900 sqft  
Single Family on 0.00 Acres

Crestwood, Edmonton, AB

INVESTORS & LAND DEVELOPERS! You will appreciate this large 50'x145' CORNER LOT with potential for redevelopment into an 8-PLEX housing, perfect for maximizing ROI. Located on a desirable south-facing corner lot in Crestwood, one of Edmonton's most prestigious neighborhoods, this bungalow offers a fantastic opportunity. Renowned for its mature trees, proximity to the river valley, parks, excellent schools & convenient access to both downtown & the Whitemud, Crestwood is highly sought after for families & professionals alike. This home features an open-concept main floor with 2 bedrooms, a full bathroom with shower & two sinks, plus a bright, inviting living area. Large kitchen area with ample space in the cupboards & countertop. The basement includes a flex room, massive bedroom & 3-piece bathroom. This property checks all the boxes!

Built in 1955

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456976  |
| Price      | \$674,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 900                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14632 95 Avenue |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 0B3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| Stories      | 2                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | Full, Finished                                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Brick           |
| Exterior Features | Back Lane, Corner Lot |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Brick           |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 23                  |

## Zoning

## Zone 10

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Listing information last updated on October 1st, 2025 at 7:17pm MDT