

\$395,000 - 7219 91 Ave, Edmonton

MLS® #E4448141

\$395,000

4 Bedroom, 1.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Investor alert! 3 Level Split in the very desirable community of Ottewell. Incredible curb appeal with new sidewalks and paved streets. Unique layout with 3 bedrooms up with 1 full bath. Living room with both a gas and wood burning stove on the main floor along with the kitchen area. Down below you'll find another living room with the 4th bedroom, 1/2 bath and laundry area. Large fully fenced backyard with lots of trees both front and back.

Built in 1961

Essential Information

MLS® #	E4448141
Price	\$395,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information



Address	7219 91 Ave
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0R7

Amenities

Amenities	On Street Parking, Crawl Space, Exterior Walls- 2"x6", Open Beam, Vinyl Windows
-----------	---

Parking	Front Drive Access, Single Garage Attached
---------	--

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Woodstove
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Roll Roofing
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	19
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 August 3rd, 2025 at 11:02pm MDT