

## \$500,000 - 6007 95 Avenue, Edmonton

MLS® #E4433989

**\$500,000**

4 Bedroom, 2.00 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Nestled in the highly desirable community of Ottewell, this beautifully updated home offers space, style, and unmatched convenience. Located directly across from Austin Oâ€™Brien High School, this 4-bedroom, 2-bathroom gem features a newly renovated main floor with modern finishes and an inviting layout. The finished basement includes a generous family room, 4th bedroom, a 3-piece bathroom, laundry, and ample storageâ€”perfect for growing families or guests. Enjoy a spacious, sun-filled backyard ideal for anyone who enjoys spending time outdoors, along with an oversized single garage and large driveway offering plenty of parking. Close to top-rated schools, transit, and everyday amenities, this is a rare opportunity to live in this excellent location in one of Edmontonâ€™s centrally located and established neighbourhoods.

Built in 1960

### Essential Information

MLS® #	E4433989
Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,226



Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6007 95 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1A4

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	CLARA TYNER SCHOOL
Middle	OTTEWELL SCHOOL

High

MCNALLY SCHOOL

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 46

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 June 17th, 2025 at 9:17am MDT