

\$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
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Parking	Front Drive Access, Single Garage Attached
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Interior

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

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

Date Listed	July 16th, 2025
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Days on Market	17
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Zoning	Zone 18
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Listing information last updated on August 2nd, 2025 at 3:02am MDT