

## \$425,000 - 6716 97 Av, Edmonton

MLS® #E4432483

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,186 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this Ottewell bungalow situated on a rare and highly desirable corner lot, ideal central location, minutes away from downtown and the river valley. From the moment you arrive, you'll notice the unique setting and curb appeal that set this home apart. Inside, this well maintained home, is a more traditional layout with a very spacious living room filled with natural light from large windows, creating an inviting and airy atmosphere leading to the dining room and a very generously sized kitchen that has its own defined and private space. The main floor features three comfortable bedrooms, while the fully finished basement offers an additional bedroom ideal for extended family, a home office, or a private retreat. Downstairs, you'll also find a cozy wood-burning fireplace, perfect for cozy warm relaxing evenings. A detached double garage provides convenient parking and extra storage. This is a truly special opportunity to own a home with space, style, and a location that rarely becomes available.

Built in 1959

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4432483  |
| Price    | \$425,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,186                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |            |
|-------------|------------|
| Address     | 6716 97 Av |
| Area        | Edmonton   |
| Subdivision | Ottewell   |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6B 1C5    |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 1

Zoning Zone 18

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