

Courtesy Of Corey W Sylvester Of Real Broker

## \$479,900 - 6007 95 Avenue, Edmonton

MLS® #E4450893

**\$479,900**

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® #         | E4450893  |
| Price          | \$479,900 |
| 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 August 1st, 2025

Days on Market 6

Zoning Zone 18

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Listing information last updated on August 7th, 2025 at 5:02am MDT