

\$649,900 - 7119 93 Avenue, Edmonton

MLS® #E4445373

\$649,900

5 Bedroom, 4.00 Bathroom, 1,947 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

GORGEOUS CURB APPEAL~ A 2 BEDROOM LEGAL SUITE FOR MORTGAGE HELPER -Sitting on a quiet street in one of the Edmonton's MATURE & centrally located neighbourhood of Ottewell this gorgeous & modern half-duplex home. This half-duplex is built with keeping in mind the needs and demands for the current living, be it main floor office/den, full bathroom or a secondary suite. Main floor plan includes Gourmet kitchen with stainless steel appliances, cook-top gas stove, 3 door refrigerator with water dispenser, built-in bar counter etc. The second floor has 3 bedrooms 2 full bathrooms, kids play area and a laundry room. The basement has a two bedroom secondary suite. The house is finished with a modern railing and lots of upgrades. There is a double detached car garage on the rear and comes with final grade, AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out!

Built in 2022

Essential Information

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|-----------|-----------|
| MLS® # | E4445373 |
| Price | \$649,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |



| | |
|----------------|---------------|
| Full Baths | 4 |
| Square Footage | 1,947 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7119 93 Avenue |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 0W7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, Infill Property |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|--------|-------------|
| Middle | Ottewell JR |
|--------|-------------|

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 3 |
| Zoning | Zone 18 |

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Listing information last updated on July 5th, 2025 at 6:17am MDT