

## \$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 3

Zoning Zone 18

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