

## \$474,900 - 7515 94 Avenue, Edmonton

MLS® #E4428603

**\$474,900**

4 Bedroom, 2.00 Bathroom, 924 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Charming 924 sqft bungalow in sought-after Holyrood, sitting on a huge 54x130 lot! This property offers 3 bedrooms up, 1 down, and 2 full baths, plus a renovated kitchen with updated appliances and flooring. The basement has rough-in plumbing for a future suite, adding great potential. A large double garage provides ample parking. Located near transit, parks, and top-rated schools, this is a prime opportunity for first-time buyers or investors. With its massive lot size including RV parking, this home is ideal as a rental hold with future multi-family redevelopment potential!

Built in 1953

### Essential Information

MLS® #	E4428603
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	7515 94 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1V9

### Amenities

Amenities	See Remarks
Parking	Double 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, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	16
Zoning	Zone 18

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