

## \$874,999 - 6719 95 Avenue, Edmonton

MLS® #E4445112

**\$874,999**

6 Bedroom, 4.00 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Unrivalled Luxury and Space in Ottewell! This stunning, fully renovated 6-bed, 4-bath home offers an unparalleled living experience, perfect for large families. The open-concept kitchen seamlessly connects to dining/living areas, featuring sleek finishes and a fridge with ice maker – ideal for entertaining. Indulge in the luxurious Jack & Jill ensuite with a rainfall shower. A main-floor laundry adds convenience. The large, finished basement, bathed in light, is an ideal entertainment hub. Peace of mind comes with extensive upgrades: a new 2-stage furnace, large hot water tank (passive recirculation), and updated plumbing (new sewer line, backwater valve). The electrical system is completely new with a new panel/rewiring. Outside, a brand new driveway enhances curb appeal. The heated 2.5-car garage (new furnace) offers year-round comfort/workspace. This masterpiece is a testament to quality craftsmanship and thoughtful living. Don't miss your chance to call it home!

Built in 1959

### Essential Information

MLS® # E4445112

Price \$874,999

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	2,079
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6719 95 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1A6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
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 June 30th, 2025

Days on Market 54

Zoning Zone 18

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Listing information last updated on August 23rd, 2025 at 5:32am MDT