

# \$585,000 - 7228 96b Avenue, Edmonton

MLS® #E4455773

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,185 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Located in the friendly community of Ottewell, this beautifully updated home sits in a rare pocket directly facing the park. Step inside to a bright open layout with a striking wood beam, fireplace, and gleaming hardwood floors. The chef’s kitchen features granite counters, 41 custom cabinets, a floor-to-ceiling tile backsplash, 5-burner gas cooktop, stainless appliances, wall oven, microwave, wine fridge, pantry, and pendant lighting—perfect for entertaining. Down the hall are 3 bedrooms, a 4pc bath, and a stunning primary suite with double vanities and a custom glass shower. The fully finished basement impresses with a massive family room, 4th bedroom, full bath with glass shower, and laundry. Other features include a large deck and an oversized 26’x24’ heated garage. This home offers the best of modern living in a truly unbeatable park-side location—just steps from shopping, restaurants, and public transportation!

Built in 1959

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455773  |
| Price     | \$585,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,185                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7228 96b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 1C1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 15

Zoning Zone 18

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