

Courtesy Of Stephen H Lau Of RE/MAX Excellence

## \$479,888 - 7203 93 Avenue, Edmonton

MLS® #E4463924

**\$479,888**

4 Bedroom, 2.00 Bathroom, 975 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fall in love with this beautifully renewed Ottewell bi-level -- classic curb appeal, fresh stucco, new windows, stylish lighting, & an oversized single garage. Inside, natural light pours across wide-plank floors into an airy, open great room. The entertainer's kitchen showcases quartz counters, full-height cabinetry, tile backsplash, stainless steel appliances, & a generous island. Two restful main-floor bedrooms pair with a spa-inspired baths. Downstairs, a fully finished lower level adds a welcoming family lounge, guest bedroom, full bath, laundry, & abundant storage. Professionally staged & move-in ready, with thoughtful updates that elevate daily living & weekend hosting alike. Minutes to top schools, parks, Capilano Mall, Whyte Ave & downtown -- plus quick Anthony Henday & Yellowhead access for easy commuting. This is the turnkey, design-forward home you've been waiting for in a beloved, established community. Enjoy a sunny, landscaped yard with a patio and room to garden or play year-round!!!

Built in 1964

### Essential Information

MLS® # E4463924

Price \$479,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 975                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7203 93 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1B2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single 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 | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle     | Ottewell School    |
| High       | McNally School     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 18            |

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