

Courtesy Of Corey W Sylvester Of Real Broker

## \$459,900 - 6007 95 Avenue, Edmonton

MLS® #E4464942

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to Ottewell, one of Edmonton's most coveted central communities. Ideally located across from Austin O'Brien High School, this beautifully updated 4-bedroom, 2-bath home offers comfort, style, and everyday convenience. The main floor features a spacious layout with plenty of natural light throughout. Recent improvements include, new kitchen and main floor bathroom, paint, flooring, and fixtures throughout the main floor. Downstairs, enjoy a fully finished basement with a large family room, fourth bedroom, 3-piece bathroom, laundry area, and generous storage space, perfect for guests or growing families. The spacious, sun-filled backyard provides room to relax, entertain, or garden, complemented by an oversized single garage and ample driveway parking. Close to top-rated schools, parks, shopping, and transit, this move-in-ready home is a great find in one of Edmonton's most sought-after mature neighbourhoods. (some photos have been virtually staged for visual reference)

Built in 1960

### Essential Information

MLS® # E4464942

Price \$459,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,226                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6007 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1A4        |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| 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, Brick, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                            |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | CLARA TYNER SCHOOL |
| Middle     | OTTEWELL SCHOOL    |
| High       | MCNALLY SCHOOL     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 18            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 19th, 2025 at 7:17am MST