

# \$395,000 - 7219 91 Ave Nw, Edmonton

MLS® #E4448141

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,382 sqft

Single Family

Ottewell, Edmonton, Alberta

Investor alert! 3 Level Split in the very desirable community of Ottewell. Incredible curb appeal with new sidewalks and paved streets. Unique layout with 3 bedrooms up with 1 full bath. Living room with both a gas and wood burning stove on the main floor along with the kitchen area. Down below you'll find another living room with the 4th bedroom, 1/2 bath and laundry area. Large fully fenced backyard with lots of trees both front and back. (id:36535)

Built in 1961

## Essential Information

Listing #	E4448141
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,382
Year Built	1961
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	7219 91 Ave Nw
Subdivision	Ottewell
City	Edmonton
Province	Alberta
Postal Code	T6B0R7



## Amenities

Amenities	Vinyl Windows
Features	Lane, Exterior Walls- 2x6"
Parking	Attached Garage
# of Garages	1

## Interior

Heating	Forced air
Fireplace	Yes
Fireplace Fuel	Wood
Fireplace Type	Woodstove
Has Basement	Yes
Basement Type	Partial (Finished)
Basement Development	Finished

## Listing Details

Listing Office      Courtesy Of Andre Quesnelle Of RE/MAX Excellence



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