

Courtesy Of Loida Lumanlan Of RE/MAX River City

# \$649,500 - 7704 97 Avenue, Edmonton

MLS® #E4420792

## \$649,500

4 Bedroom, 1.50 Bathroom, 1,107 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Attention Builders, Developers, Investors or a family looking for a big lot to build a dream home! Are you looking for a HUGE lot in the city 15-20 minutes drive to University of Alberta or downtown Edmonton? This bungalow with 3 bedrooms on main floor with a double garage in the Holyrood community sits on a 1200 square meter lot. House is sold as is where is! Located on beautiful & quiet tree lined street; Within 5 mins drive to Bonnie Doon or Capilano Mall; Close to schools, shopping, swimming, skiing, public transit (bus & LRT); and centrally located with easy access to other parts of the city. Minutes drive to beautiful river valley, Muttart Conservatory & walking trails! Enjoy the family-oriented Holyrood Community!

Built in 1955

### Essential Information

MLS® #	E4420792
Price	\$649,500
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,107
Acres	0.00



Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7704 97 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2B5

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	35
Zoning	Zone 18

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Listing information last updated on March 14th, 2025 at 6:47am MDT