

# \$474,900 - 7515 94 Avenue, Edmonton

MLS® #E4428603

**\$474,900**

4 Bedroom, 2.00 Bathroom, 924 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Charming 924 sqft bungalow in sought-after Holyrood, sitting on a huge 54x130 lot! This property offers 3 bedrooms up, 1 down, and 2 full baths, plus a renovated kitchen with updated appliances and flooring. The basement has rough-in plumbing for a future suite, adding great potential. A large double garage provides ample parking. Located near transit, parks, and top-rated schools, this is a prime opportunity for first-time buyers or investors. With its massive lot size including RV parking, this home is ideal as a rental hold with future multi-family redevelopment potential!

Built in 1953

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428603               |
| Price          | \$474,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7515 94 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5C 1V9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double 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 | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 18         |

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