

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	1
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 7th, 2025 at 5:32pm MST