

## \$474,900 - 7621 91 Avenue, Edmonton

MLS® #E4433104

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Welcome to Holyrood! Sitting on a large rectangular lot with a south-facing backyard, this bungalow offers incredible potential. Could be perfect for an investor or developer looking to repurpose the land, or a young family wanting to renovate a well-built home with great bones in a desirable location. Featuring 2+2 bedrooms, 2 full bathrooms, a finished basement, and a stucco exterior, the home is close to schools, parks, shopping, public transportation and offers easy access to downtown. A great opportunity to invest, renovate, or rebuild in one of Edmonton's established communities!

Built in 1953

### Essential Information

MLS® #	E4433104
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	7621 91 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1P7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 27th, 2025
Days on Market	3
Zoning	Zone 18

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Listing information last updated on April 30th, 2025 at 4:32pm MDT