

## \$449,900 - 7503 94 Avenue, Edmonton

MLS® #E4442109

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This charming 2-storey home in Holyrood, Edmonton, offers 1,264 sq ft of functional living space. It features three bedrooms upstairs, along with two full bathrooms and a 2-piece ensuite in the primary bedroom, ideal for families or first-time buyers. The main level provides a welcoming layout perfect for daily living and entertaining. Situated on a spacious 54' x 130' lot, there's plenty of outdoor space for gardening or future improvements. The property already has a triple car garage pad started, offering parking flexibility and extra storage options. Move-in ready, this home is a great opportunity for those looking to own in a family-friendly neighbourhood. Well-maintained and thoughtfully designed, it combines comfort and practicality in a convenient location. Perfect for first-time buyers seeking a solid, comfortable home with room to grow.

Built in 1953

### Essential Information

MLS® #	E4442109
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,265
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7503 94 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1V9

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 5

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 June 17th, 2025 at 12:47am MDT