

\$585,000 - 7228 96b Avenue, Edmonton

MLS® #E4455773

\$585,000

4 Bedroom, 3.00 Bathroom, 1,185 sqft
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Located in the friendly community of Ottewell, this beautifully updated home sits in a rare pocket directly facing the park. Step inside to a bright open layout with a striking wood beam, fireplace, and gleaming hardwood floors. The chef’s kitchen features granite counters, 41 custom cabinets, a floor-to-ceiling tile backsplash, 5-burner gas cooktop, stainless appliances, wall oven, microwave, wine fridge, pantry, and pendant lighting—perfect for entertaining. Down the hall are 3 bedrooms, a 4pc bath, and a stunning primary suite with double vanities and a custom glass shower. The fully finished basement impresses with a massive family room, 4th bedroom, full bath with glass shower, and laundry. Other features include a large deck and an oversized 26’x24’ heated garage. This home offers the best of modern living in a truly unbeatable park-side location—just steps from shopping, restaurants, and public transportation!

Built in 1959

Essential Information

MLS® #	E4455773
Price	\$585,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,185
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7228 96b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1C1

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 2nd, 2025

Days on Market 22

Zoning Zone 18

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