

\$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 4

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 16th, 2025 at 12:02am MDT