

# \$610,000 - 6916 97 Avenue, Edmonton

MLS® #E4444071

## \$610,000

5 Bedroom, 3.00 Bathroom, 1,304 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This is the ONE! Pride of ownership fills this home. Welcome to 6916 97 Ave—a unique and extensively UPDATED GEM in the highly sought-after community of Ottewell! This 5 bed, 3 full bath home offers over 1300 sq ft of refined living space and elegance. The tree-lined front yard and intentional front and back landscaping adds privacy and curb appeal, while the stunning centerpiece black-themed staircase which leads to a fully finished basement with 2 beds, full bath, wet bar, storage room, with a separate entrance—perfect for a future legal suite. Enjoy peace of mind with a newer roof, newer furnace, newer air con, new hot water tank, upgraded electrical service, and newer windows. The custom gourmet kitchen features beautiful quartz countertops, sleek cabinetry, center island, and stainless steel appliances - inspiring the Executive Chef in you! Spend this hot summer on your patio and private backyard. An oversized double garage completes this move-in-ready masterpiece!

Built in 1965

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444071  |
| Price    | \$610,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,304                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6916 97 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1C7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        21  
Zoning                    Zone 18

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