

## \$475,000 - 7112 99 Avenue, Edmonton

MLS® #E4449784

**\$475,000**

5 Bedroom, 2.00 Bathroom, 1,220 sqft  
Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

**YOUR FOREVER HOME AWAITS!** Situated on a quiet street in Terrace Heights, one of Edmonton's most beloved neighborhoods, sits this **ROCK SOLID GOLDEN-BUILT** bungalow. Lovingly maintained by the same owners for decades, this home has seen many upgrades over the years, including: **NEWER WINDOWS, A/C, FURNACE & HWT**. It has been maintained exceedingly well & is immaculate. Move in & enjoy the pristine mid-century charm or bring your ideas for cosmetic upgrades that will make this home a modern showpiece. This home has a very good layout & comes with 5 bedrooms & 2 FULL baths. The basement features a great family room w/ wood burning fireplace! Step out back into the spacious backyard, complete with gazebo & **MASSIVE 30X20 HEATED OVERSIZED GARAGE**. The location is unbeatable, offering easy access to everything you could ever want. Amenities like shopping, restaurants, coffee shops, schools, parks & the river valley are all nearby. Hardisty Leisure Centre, Capilano Library & **DOWNTOWN** are all easily accessible, too.

Built in 1959

### Essential Information

MLS® #	E4449784
Price	\$475,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7112 99 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0E1

### Amenities

Amenities	Gazebo, No Smoking Home
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Forest Heights/St Brendan
Middle	Hardisty/St Brendan
High	McNally/AOB

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 19

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