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

MLS® #E4449784

#### \$475,000

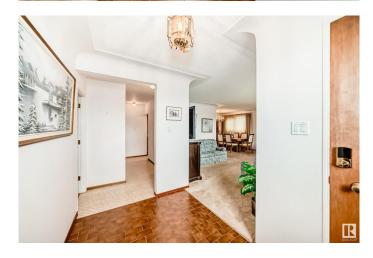
5 Bedroom, 2.00 Bathroom, 1,220 sqft Single Family on 0.00 Acres

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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