

## \$588,885 - 7524 95 Avenue, Edmonton

MLS® #E4465229

**\$588,885**

4 Bedroom, 1.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

HOLYROOD CORNER LOT â€“ Investment Opportunity! Flip, develop, or hold this prime property in the highly desirable Holyrood community. This 2-storey detached home offers 4 bedrooms, 1½ baths, and 1,655 sq. ft. of living space on a massive 7,618 sq. ft. corner lot. RS zoning provides flexibility for multiple development options, including small-scale residential up to 3 storeys or a potential 9-unit multi-family project (subject to approval). The finished basement includes a family room, office, and separate entranceâ€”perfect for a potential basement suite. Currently rented for \$3,000/month plus utilities. Just 5 blocks to Bonnie Doon Mall & LRT, 2 blocks to Holyrood Park, and minutes to downtown and the river valley. Mature, tree-lined streets combine quiet living with urban convenience. Donâ€™t miss this rare opportunity!

Built in 1955

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465229  |
| Price      | \$588,885 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,655                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7524 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1X5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                           |
| Stories      | 3                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | Full, Finished                                                      |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                                                             |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Brick, Metal                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 8th, 2025 |
|-------------|--------------------|

Days on Market     1  
Zoning                Zone 18



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