

## \$459,900 - 7621 91 Avenue, Edmonton

MLS® #E4433104

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Welcome to Holyrood! Sitting on a large rectangular lot with a south-facing backyard, this bungalow offers incredible potential. Could be perfect for an investor or developer looking to repurpose the land, or a young family wanting to renovate a well-built home with great bones in a desirable location. Featuring 2+2 bedrooms, 2 full bathrooms, a finished basement, and a stucco exterior, the home is close to schools, parks, shopping, public transportation and offers easy access to downtown. A great opportunity to invest, renovate, or rebuild in one of Edmonton's established communities!

Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433104               |
| Price          | \$459,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7621 91 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1P7        |

### Amenities

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

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes   |
| Fireplaces   | Freestanding, See Remarks                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 15               |
| 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 May 12th, 2025 at 4:17am MDT