

## \$449,000 - 7225 95 Street, Edmonton

MLS® #E4456086

**\$449,000**

2 Bedroom, 1.00 Bathroom, 996 sqft

Single Family on 0.00 Acres

Ritchie, Edmonton, AB

**SWEET RITCHIE LOCATION!** This **UPGRADED & ADORABLE** 2 bed/1 full bath home is finished top to bottom and is a **LOVELY PLACE TO LAND**. 1537 SF TOTAL LIVING SPACE. Sitting on a large corner lot (42' X 130' or 508 M2) enjoy large **BACK & FRONT YARDS** - the south facing backyard boasts a massive raspberry patch, plum trees & strawberries. The front north facing yard is so private and cool on those hot summer nights. 3/4 of the entire yard has newer 6' fencing. **SO PRIVATE**. The kitchen boasts a New Stove & Dishwasher (2021). Natural light floods into the house from every angle. **CLOSE TO EVERYTHING** - including 4 Corners (ICE CREAM & SHOPS!) & MILL CREEK RAVINE - with trails connected to the city at large. Amazing location. **THE HOUSE IS UPGRADED WITH:** Basement renovation with 2" framing & Rockwool Insulation & LVP (2024), HIGH EFF'T FURNACE/HOT WATER TANK (2024), SHINGLES (approx.2019), 100 AMP PANEL (Approx. 2013). Insulated garage - never have to plug in the car. **UNREAL opportunity! LIVE, RENT or RE-DEVELOP!**

Built in 1949

### Essential Information

MLS® # E4456086

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 996                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7225 95 Street |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 3E8        |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | No Animal Home, No Smoking Home   |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Insulated |

### **Interior**

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 3                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Lot Description   | 42' X 130.2'                                                        |
| Roof              | Asphalt Shingles                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 17             |

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Listing information last updated on September 9th, 2025 at 12:32pm MDT