

## \$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 | 8               |
| Zoning         | Zone 19         |

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Listing information last updated on August 2nd, 2025 at 6:18pm MDT