

Courtesy Of Brett Loree Of Century 21 Masters

# **\$629,000 - 7711 95 Avenue, Edmonton**

MLS® #E4464043

**\$629,000**

3 Bedroom, 2.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This stunning property, brought to you by Infill North, delivers contemporary design and quality craftsmanship in the heart of Holyrood. Step inside to an airy open layout with 9'™ ceilings, oversized windows, and designer finishes throughout. The sleek kitchen is a showstopper; quartz countertops, custom cabinetry, premium stainless appliances, and a large island perfect for entertaining. Upstairs, find three spacious bedrooms including a dreamy primary suite with vaulted ceilings, a walk-in closet and luxurious ensuite featuring high-end finishes, plus convenient upper laundry. The separate side entrance offers flexibility for a future legal suite or rec space. Outside, enjoy your private, south facing yard and double garage. Steps to schools, parks, and the river valley, just minutes to downtown. Experience modern infill living at its best with this beautiful home by Infill North.



Built in 2025

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4464043  |
| Price      | \$629,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,793         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7711 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1X8        |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding       |
| Exterior Features | Back Lane, Fenced, Paved Lane, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl, Hardie Board Siding       |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 2                  |

## Zoning

## Zone 18

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Listing information last updated on November 1st, 2025 at 2:02pm MDT