

## \$530,000 - 7112 99 Avenue, Edmonton

MLS® #E4465208

**\$530,000**

5 Bedroom, 2.00 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Welcome to this stunning, move-in ready home located in the highly desirable Terrace Heights community! Sitting proudly with 1220 sq ft finished and over 800 sq ft of finished basement with 2 bedroom, separate entrance and a SECOND KITCHEN, this home is flooded with natural light all day thanks to the extra windows throughout. Featuring 3 spacious bedrooms & 1 bathroom, this well-maintained gem includes a kitchen with extended cabinetry, a convenient main floor laundry. Step outside to a large back yard, perfect for relaxing with your evening coffee. Just steps from the School, playgrounds & public transit. This home blends comfort, location, & lifestyle with all other amenities closed by!! Its presently rented for 1800 ground floor, 1200 basement and 550 for double garage. Total income of 3550.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465208  |
| Price          | \$530,000 |
| 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      | Raised 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      | Sunroom                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Dryer-Two |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 2                                                          |
| Has Basement | Yes                                                        |
| Basement     | Full, Finished                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 19            |

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