

\$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	3
Zoning	Zone 17

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Listing information last updated on September 7th, 2025 at 12:47pm MDT