

## \$925,000 - 7636 92 Avenue, Edmonton

MLS® #E4431770

**\$925,000**

4 Bedroom, 3.50 Bathroom, 1,931 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

MODERN LUXURY, CORNER LOT IN HOLYROOD! Stylish, bright, and beautifully finished, this custom Urbis-built home in walkable Holyrood blends refined design with everyday comfort. On a sunny corner lot, you'll love the natural light from the extra west-facing windows and the open layout with big windows and engineered hardwood. The sunken living room with sleek gas fireplace overlooks a lush south-facing front garden. The kitchen is built to entertain with high-end Kitchen-Aid appliances, a large island, and seamless flow into the dining space and breakfast nook with backyard views. Upstairs offers a serene primary suite with spa-inspired ensuite, two more bedrooms, and full bath. The finished basement includes a large family room, fourth bedroom, and another full bath. Outside, the previous owner invested over \$100K into the private yard oasis, complete with a deck, stone patio, tranquil water feature, and landscape lighting. Move-in ready and perfectly located, this is Holyrood at its best. Welcome home!

Built in 2016

### Essential Information

MLS® # E4431770

Price \$925,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7636 92 Avenue
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1R4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Sprinkler Sys-Underground, Infill Property
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco, Hardie Board Siding
Exterior Features	Corner Lot, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 18

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Listing information last updated on April 30th, 2025 at 3:47pm MDT