

## \$289,900 - 7015 101 Avenue, Edmonton

MLS® #E4448123

### \$289,900

3 Bedroom, 1.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Excellent duplex property in the great location of Terrace Heights. This 3 bedroom 2 bathroom home is a great property for the first time buyer or for someone wishing to downsize. This home has a south facing yard and a deck on the kitchen to a nice yard space with a garden area and a single garage. Extra parking along the side of the garage. the basement is unfinished with high ceilings and can be developed into additional space adding to the 1130 sq ft on the upper 2 levels. Great public transit, close to many good schools and parks and a close proximity to the city downtown. The river valley with many parks and bike trails are nearby. Also , newer roof shingles. Immediate possession and all this for only \$289,900. View it today.

Built in 1972

### Essential Information

MLS® #	E4448123
Price	\$289,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	7015 101 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0H6

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	6

## Zoning

## Zone 19

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Listing information last updated on July 22nd, 2025 at 4:02am MDT