

## \$499,900 - 9220 75 Street, Edmonton

MLS® #E4451065

**\$499,900**

5 Bedroom, 3.50 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Get Inspired in Holyrood! This beautifully renovated 5 bed 3.5 bath home with a legal suite offers over 2100 square feet of stylish and functional living space. Perfectly located in one of Edmonton's most sought after neighborhoods, this is the turnkey investment you have been waiting for. The upper suite features three bedrooms including a spacious primary bedroom with ensuite bath and walk in closet. You will love the spa like five piece bathroom, vaulted ceilings and bright open concept layout with a modern kitchen and high end finishes. The legal lower suite includes two large bedrooms, a spacious living area with pot lighting, a sleek updated kitchen, a renovated four piece bathroom, a half bath and its own laundry. Upgrades include two furnaces, air conditioning, vinyl plank flooring, electrical, plumbing, shingles, weeping tile, sump pump and backwater valve. Close to downtown, schools, shopping and transit. This is the perfect investment property to add to your portfolio!

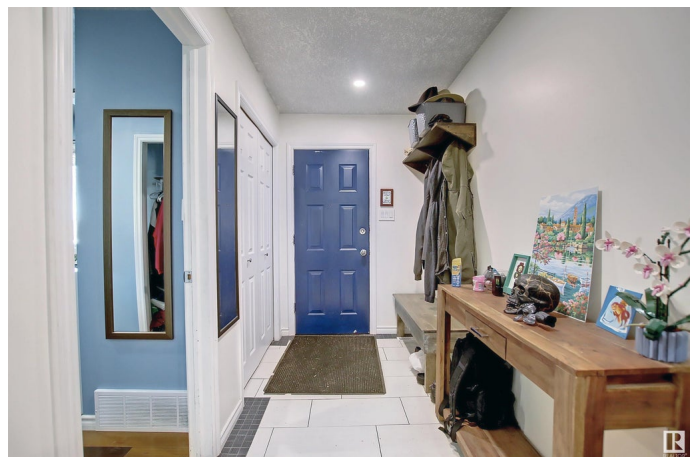
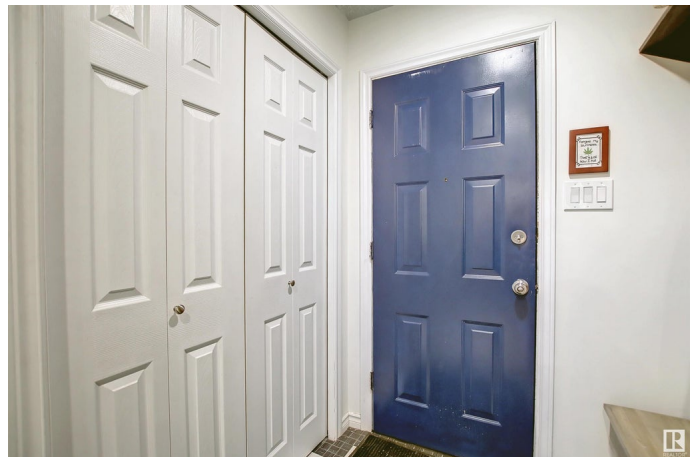
Built in 1957

### Essential Information

MLS® # E4451065

Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,145                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9220 75 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2H4        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Vaulted Ceiling |
| Parking   | Single Carport, Single Garage Attached     |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Suite         | Yes                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 18          |

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Listing information last updated on August 15th, 2025 at 8:17am MDT