



Edmonton **Holyrood LP: \$649,900**
 9503 77 ST NW T6C 2M8 SP: M

Listing ID # E4485598 **ACTIVE**
Building Type Detached Single Family
Style Bungalow **Sold Date**
Year Built 1956 **Bedrooms Above** 2
Full Baths 2 **Bedrooms Total** 2
Half Baths 0 **Basement** Full
Total Baths 2.0 **Basement Dev** Fully Finished
Tot Flr AG SqFt 1,394.80 **Tot Flr AG SqM** 129.58

[URL-Virtual Tour](#) [URL-Brochure](#)

IMMACULATE MOVE-IN READY bungalow in the heart of Holyrood. Natural light from large windows shines on professionally renovated kitchen which opens into a welcoming dining and living area. Perfect for family entertaining. Main floor bath features a soaker tub, walk in shower and bright skylight. Primary suite with large attached walk-in closet. Second large bedroom has 2 closets and shelving. Finished basement provides additional space to work, play, and entertain. Wood stove provides secondary heat and cozy atmosphere. 3-piece bath includes steam shower. Built in cabinets for great storage. Corner fenced lot includes RV parking, a landscaped berm with low-maintenance trees and perennials, 4-person hot tub and gas BBQ hook up on back deck. Extra large double garage is insulated and heated. 2022 - Kitchen fully renovated; gas stove, split oven, quartz counters, tile backsplash, and lighting. 2025 - Front entrance and all siding upgraded to hardie board/metal with lights in soffit around perimeter.

Directions

Living Room	6.00x3.84	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.56x2.74	M	Bedroom 4			1	4	M	No	Main		
Kitchen	3.56x4.11	M	Mud Room	3.3	M	2	3	B	No	Upper		
Family Room			Utility Room	3.14x3.59	L	3				Above Grd		
Den			Recreation Room	10.12x12.1	L	4				Lower		
Bonus Room			Office	3.14x3.59	L	5				Below Grd	120.40	1,295.99
Primary Bedrm	6.05x3.09	M	Utility Room			6				Tot Flr AG	129.58	1,394.80
Bedroom 2	4.33x4.45	M				7				# Finished	2	

Heat Source Combination
Heat Type Baseboard, Wood Stove
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Metal, Vinyl, Hardie Board Siding
Flooring Ceramic Tile, Hardwood, Laminate Flooring
Features Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Tub, Insulation-Upgraded, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Heat Exchanger, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** West
Lot Size SqM 756.78 **F x D (m)** x
Zoning
Tax Amount \$4,734.95 / 2025
Conform Type
Conform Year

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Hot Tub

Warranty

Site Features Back Lane, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Fireplace
FP Fuel
FP Type

Parking Double Garage Detached

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Road Access Paved

Park Encl/Tot 2 / 4 **Garage Dim** 8.36x7.69

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	