

\$400,000 - 5403 94b Avenue, Edmonton

MLS® #E4432436

\$400,000

3 Bedroom, 2.00 Bathroom, 1,104 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

An upgraded bungalow with character in the heart of Ottewell? Visit the REALTOR®'s website for more details. This well-maintained property has upgraded & expanded with a four-season, heated sunroom that's the perfect spot for a coffee & a book overlooking the south-facing back yard. The renovated kitchen will inspire you to bake with stainless steel appliances, quartz countertops & layered lighting. Plus there's Central A/C! A fully finished basement means there's a spot for everyone & a place for everything. There's enough room on this vast lot for a yard, garage, & additional parking that's had concrete improvements. The back fence even has a boat/trailer sized gate into the back yard! Ottewell is known for great family experiences with access to amenities that include nearby Capilano Mall with groceries, shopping & restaurants. From here, it's easy to fast-track downtown (10 min drive). If you're looking for a great house with a community vibe & city convenience, this home might be your home.

Built in 1962

Essential Information

MLS® # E4432436

Price \$400,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,104 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5403 94b Avenue |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 0Z1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle | Ottewell School |
| High | McNally School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 18 |

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