

# \$575,000 - 6304 94a Avenue, Edmonton

MLS® #E4463737

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,180 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to your dream home in the heart of Ottewell – a stunning, top-to-bottom renovated bungalow that blends modern design with everyday comfort. This open-concept home offers 2300ft<sup>2</sup> of stylish living space, featuring high-end finishes and thoughtful details throughout. Step inside to a bright and airy main floor where the living, dining, and kitchen areas flow seamlessly together – complete with chef’s kitchen, quartz counters, stainless appliances and wood burning fireplace. All 4 bedrooms and both bathrooms are well sized, offering plenty of space for your family or work-from-home space. The basement features an oversized entertainment room with fireplace, custom built-ins and a 4th bedroom with ensuite bathroom and laundry area. Outside, the fully fenced large yard offers private outdoor space with an oversized heated and insulated garage.

Built in 1961

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463737  |
| Price      | \$575,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6304 94a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Y8         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                             |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized                        |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Stone Facing                                                                                                                                                  |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                                                                               |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Clara Tyner School    |
| Middle     | St Brendan School     |
| High       | Austin O'Brien School |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 18            |

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Listing information last updated on November 3rd, 2025 at 12:32pm MST