

## \$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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