

## \$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.

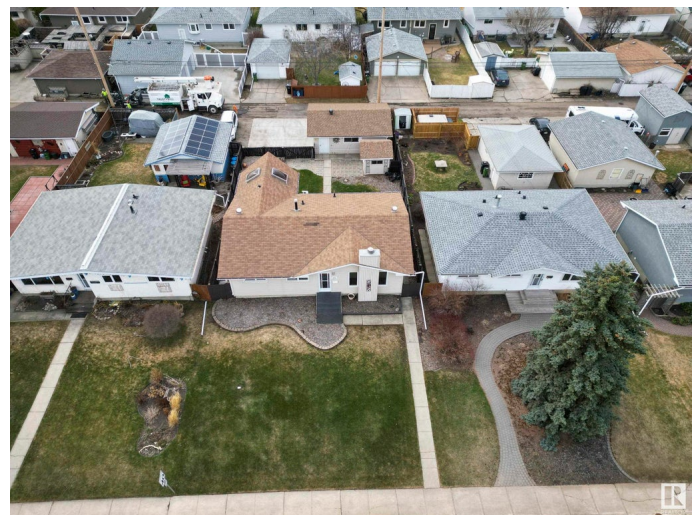
Built in 1962

### 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	5
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 1:02am MDT