

\$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.

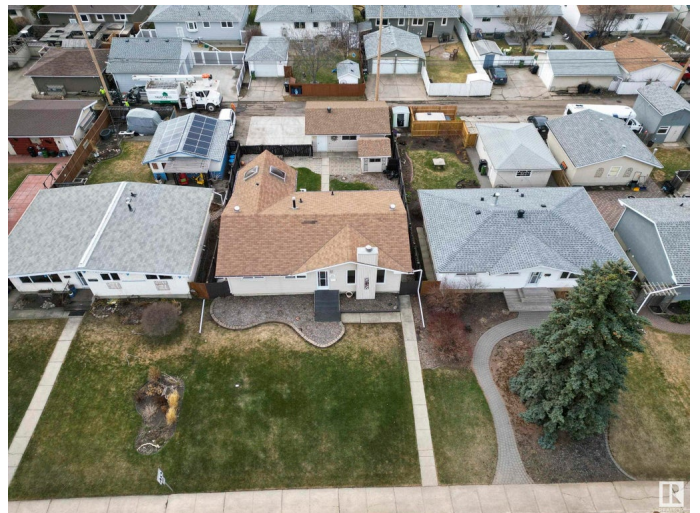
Built in 1962

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

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 30th, 2025 at 9:32am MDT