

\$525,000 - 5604 94a Avenue, Edmonton

MLS® #E4462030

\$525,000

4 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This lovely 1200sq ft bungalow is ready for the next family. The main floor has a large living room, dining room with built-in cabinetry, that's open to the kitchen. There are 3 nicely sized bedrooms, with a 2pce ensuite. The fully finished basement has a large recreational/family room, bedroom 3 pce bathroom and plenty of storage space.

Located on a quiet side street but with easy access to downtown and many of the area's amenities. The current owners paid great care and attention to the home and landscaping. Upgrades & improvements over the years include heating, air conditioning, appliances, windows, flooring, upgraded attic insulation etc. Outside we have lovely front and back landscaping, with a large patio area and a separate deck (with gazebo), exposed aggregate sidewalks & driveway. The fence has a RV gate into the yard & there's even hot and cold exterior running water for washing your vehicles in comfort.

Built in 1962

Essential Information

MLS® #	E4462030
Price	\$525,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5604 94a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Y5

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed October 14th, 2025

Days on Market 1

Zoning Zone 18

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