

## \$474,900 - 5908 94b Avenue, Edmonton

MLS® #E4445585

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Beautifully kept family home in popular Ottewell neighbourhood. East central location, with a quick commute to downtown. 1120 sqft bungalow of long-time owner. First time on the market. Upgraded bow window in living room. Kitchen has previously upgraded oak cabinets. Hardwood floors in primary bedroom. 3-season sunroom with wood burning fireplace and baseboard heating, off kitchen. Developed basement: rumpus room with bar, 4th bedroom and 3-piece bathroom. Cool central A/C included. Upgraded electrical service. Newer HWT. Newer shingles. Rear drive double detached garage. Back alley offers access to rear yard. Conveniently located near schools, parks and playgrounds. Easy access to all major arterial roadways. Make this house your home ...

Built in 1959

### Essential Information

MLS® #	E4445585
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1959



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5908 94b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Z4

### Amenities

Amenities	Air Conditioner, Patio, Sunroom
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	16
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 July 18th, 2025 at 5:32am MDT