

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

MLS® #E4449261

## \$474,900

4 Bedroom, 2.00 Bathroom, 1,121 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Beautifully well-kept family home in popular Ottewell neighbourhood. East central location, 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® #         | E4449261  |
| 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   | Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stove-Electric, Water Softener |
| 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 22nd, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 18         |

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