

\$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

Great starter home in popular Ottewell neighborhood. East central location. Close 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. 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 | 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 July 8th, 2025 at 5:17pm MDT