

## \$359,800 - 5704 93a Avenue, Edmonton

MLS® #E4460207

**\$359,800**

3 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Step into a dream family starter home in Ottewell, an established community celebrated for its excellent schools, parks, and family atmosphere. This cozy bungalow delivers stylish, durable vinyl plank flooring through sun-drenched living/dining areas—perfect for raising a family. The efficient galley kitchen is ready for family meal prep. The main floor features a private primary bedroom with twin closets, plus a versatile second bedroom, ideal as a dedicated home office or nursery. A clean four-piece bath services the main level. A huge bonus is the fully developed basement, offering flexible space for a large entertainment zone, home gym, or secondary living area with a full bath and summer kitchen setup—tons of potential! Outside, enjoy the fully fenced yard for playdates, BBQs & room for the pup to run in one of the largest lots in the community. Located steps from St. Brendan K-9, parks, playgrounds, rinks, BMX track & farmers market. Single Carport + two more off street spots for either car or RV.

Built in 1977

### Essential Information

MLS® # E4460207

Price \$359,800

Lease Rate \$14



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5704 93a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2K7

### **Amenities**

Amenities	On Street Parking, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Single Carport, Tandem

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Clara Tyner/St. Brendan
Middle	Ottewell/St. Brendan
High	WP Wagner/AOB

## Additional Information

Date Listed	October 1st, 2025
Days on Market	19
Zoning	Zone 18

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