

Courtesy Of Billy Redpath Of RE/MAX Real Estate

## \$569,000 - 6304 94a Avenue, Edmonton

MLS® #E4465297

**\$569,000**

4 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

**SEIZE THE OPPORTUNITY!** Listed \$41k below appraised value of \$610k. Be home in time for the holidays instead of waiting to compete with everyone else. A stunning, move in ready, top-to-bottom renovated bungalow that blends modern design with everyday comfort. This open-concept home offers 2300ft<sup>2</sup> of stylish living space, featuring high-end finishes and thoughtful details throughout. Step inside to a bright and airy main floor where the living, dining, and kitchen areas flow seamlessly together – complete with chef's kitchen, quartz counters, stainless appliances and wood burning fireplace. All 4 bedrooms and both bathrooms are well sized, offering plenty of space for your family or work-from-home space. The basement features an oversized entertainment room with fireplace, custom built-ins and a 4th bedroom with ensuite bathroom and laundry area. Outside, the large fully fenced yard offers private outdoor space as well as an oversized heated and insulated garage. The value speaks for itself.

Built in 1961

### Essential Information

MLS® # E4465297

Price \$569,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$17                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6304 94a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Y8         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                             |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized                        |

### Interior

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace    | Yes                                                                                                                                                           |
| Fireplaces   | Stone Facing                                                                                                                                                  |
| Stories      | 2                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                                                                               |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 55'x120'                                                                                                               |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Composition, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Clara Tyner School    |
| Middle     | St Brendan School     |
| High       | Austin O'Brien School |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 18             |

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Listing information last updated on November 11th, 2025 at 11:17am MST