

## \$629,900 - 6607 94a Avenue, Edmonton

MLS® #E4451129

**\$629,900**

5 Bedroom, 2.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to the heart of Ottewell! This solid air-conditioned, 1960s-built bungalow offers a classic layout with plenty of charm and practical space. Featuring 5 bedrooms, 2.5 bathrooms, and a fully finished basement with separate entrance, it's perfect for multigenerational living or future income potential. The double detached garage includes an attached shed/workshop, offering excellent storage or hobby space, while the expansive backyard makes the property well-suited for new construction (like a garden suite) or extensive landscaping / outdoor living space. Located in one of Edmonton's most desirable mature neighbourhoods, this is a rare offering and you're just minutes away from schools, shopping, parks, and public transit. Quick access to downtown and major routes adds daily convenience.

Built in 1964

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451129  |
| Price          | \$629,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,431     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1964                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6607 94a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Y9         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                                                             |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                        |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

Date Listed            August 4th, 2025  
Days on Market      2  
Zoning                Zone 18

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