

# \$429,500 - 5504 94a Avenue, Edmonton

MLS® #E4453054

## \$429,500

4 Bedroom, 1.50 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this beautiful bungalow in the sought-after Ottewell community! This charming bungalow features 3 bedrooms and 1.5 bathrooms on the main floor, offering a functional layout perfect for families. The kitchen comes equipped with a built-in dishwasher, providing added convenience. Downstairs, you'll find an additional bedroom, washer and dryer, and rough-ins for a future bathroom—ideal for expanding your living space. A double garage is located at the back with convenient back lane access. Situated close to schools, downtown, golf courses, and shopping complexes, this home is a must-see!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453054               |
| Price          | \$429,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5504 94a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Y5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 1                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Partially Finished                                                                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 18           |

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