

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

MLS® #E4466091

\$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 2300ft² 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® # E4466091

Price \$569,000



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
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 18th, 2025
Zoning	Zone 18

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