

## \$564,900 - 6308 94b Avenue, Edmonton

MLS® #E4449464

**\$564,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Blending comfort with dual-living potential this Ottewell bungalow offers a thoughtful layout in a mature neighbourhood. The main level features 2 bedrooms, cherry hardwood floors and a bright kitchen with granite counters, white shaker cabinets, tile backsplash and a full appliance set. The fully finished lower level includes a second kitchen, large living area, wet bar, full bathroom with jetted tub and tiled shower and a private bedroom, ideal for extended family, guests or creative use. Outside enjoy a fully fenced yard with stamped concrete, a covered front porch, patio, deck, gazebo and an all-season hot tub. The oversized heated double garage is insulated and perfect for parking or projects. Added features include PEX plumbing, air conditioning, hot water on demand, Moen taps, vinyl windows and closet organizers. Located near parks, schools and major routes this home delivers lasting comfort with flexible space and modern upgrades.

Built in 1959

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449464  |
| Price     | \$564,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6308 94b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Z6         |

### Amenities

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Tub, Hot Water Instant, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                        |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized                                                                                                                                    |

### Interior

|              |                                                                                                                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount, Hot Tub |
| Heating      | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                 |
| Stories      | 2                                                                                                                                                                                                                                               |
| Has Suite    | Yes                                                                                                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle     | Ottewell School    |
| High       | McNally School     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 18         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 2:32pm MDT