

## \$399,900 - 14704 94 Street, Edmonton

MLS® #E4458364

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This spacious 3-bedroom home with an oversized 24x26 double detached garage offers plenty of living space and future potential. The main level features 3 bedrooms and 2.5 bathrooms, including an ensuite in the primary bedroom that provides the convenience of two toilets on the same floor. From the front picture window, enjoy sunrise views over Evansdale Park with ample street parking for you and your guests. Out back, the deck beside the garage creates a shaded retreat for hot summer afternoons. The finished lower level includes a large rec room, office, storage, laundry, and a separate entrance—making it an excellent candidate for a secondary suite with income potential. Major updates are already taken care of, including a high efficiency furnace, hot water tank, vinyl windows, and more, giving you peace of mind for years to come.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458364  |
| Price      | \$399,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14704 94 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3W5         |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Gazebo, Television Connection, Vinyl Windows |
| Parking Spaces | 5                                                                   |
| Parking        | Double Garage Detached, Over Sized, RV Parking                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Woodstove                                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Evansdale / St. Anne       |
| Middle     | Donald Massey / Cardinal L |
| High       | O'Leary / Queen Elizabeth  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 02              |

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Listing information last updated on September 19th, 2025 at 12:47am MDT