

\$489,900 - 5607 94b Avenue, Edmonton

MLS® #E4456132

\$489,900

5 Bedroom, 2.50 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome home to this family-friendly bungalow offering 2,200+ sq. ft. of developed living space. The main floor showcases gleaming hardwood floors, 3 bedrooms and 2 bathrooms, including a handy 2-pc ensuite in the primary. A bright white kitchen with corian countertops and comfortable living/dining area with new light fixtures and large windows allows for the rooms to be filled with plenty of natural light. The fully finished basement adds two additional bedrooms, a 3-pc bathroom, laundry, and a generous family/rec room—ideal for teens, guests, or a home office. Outside, enjoy a large maintenance-free deck—perfect for family BBQs, entertaining, soaking up the sun or sitting by the fire —plus new maintenance-free fencing, a cute storage shed, and plenty of room for kids’s™ toys and play. Close to numerous highly ranked schools, shopping, parks, and public transportation—this is the space, layout, and location your growing family has been searching for. Roof, eaves, furnace, HWT replaced within last 8 yrs.

Built in 1962

Essential Information

MLS® # E4456132

Price \$489,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5607 94b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Z1

Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 18

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