

## **\$395,000 - 5311 94a Avenue, Edmonton**

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MLS® #E4427503

### **\$395,000**

5 Bedroom, 2.00 Bathroom, 1,057 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this charming home with endless potential, located in the beautiful community of Ottewell. The main floor features three generously sized bedrooms and an updated four-piece bathroom. The spacious family room provides a comfortable place to relax, while the large kitchen and dining area boast plenty of storage and countertop space, making it perfect for family meals and entertaining. The basement is equally impressive, offering a large rec room with web bar, two additional bedrooms, and a three-piece bathroom, with great suite potential. Outside, the sizable backyard is a true highlight, showcasing a rare fully functional in-ground pool—an exceptional feature for the community. A single-car garage completes this wonderful property, making it a perfect opportunity for anyone looking to make a house their home in a highly sought-after area.



Built in 1962

### **Essential Information**

MLS® #	E4427503
Price	\$395,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,057
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5311 94a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Y6

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9

## Zoning

## Zone 18

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