

## \$409,999 - 13320 94 Street, Edmonton

MLS® #E4441107

**\$409,999**

4 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this beautifully maintained one owner bungalow in the heart of Glengarry, offering 4 spacious bedrooms, 2 full bathrooms, and over 1,100 square feet of comfortable living space. This home sits on a huge 49 ft x 120 ft lot, providing plenty of outdoor space for relaxation or future development. Inside, you'll find a remodelled kitchen with updated finishes, newer vinyl windows, and generous closets in each bedroom. The fully finished basement adds even more versatile living space, perfect for a recreation room, home office, or guest suite. The property includes an immaculate double-car garage and boasts a brand-new roof on both the house and garage. Located adjacent to Glengarry School and just walking distance from Northgate Mall, public transit, parks, and many other amenities, this home combines comfort, functionality, and a prime location – a true gem in a family-friendly neighborhood.

Built in 1963

### Essential Information

MLS® #	E4441107
Price	\$409,999
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13320 94 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3V8

### **Amenities**

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        14  
Zoning                    Zone 02

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