

\$575,000 - 6304 94a Avenue, Edmonton

MLS® #E4462294

\$575,000

4 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Home is here! Over 2200 SQFT of bright and airy open-concept, completely renovated, living space! An entertainer's dream with a stunning kitchen with tons of 2-tone cabinets, large breakfast bar/island, quartz counters, tile backsplash, cabinet lighting & stainless steel appliances. You will love the expansive great room with huge picture window, wood burning fireplace, and LVP flooring which offers great flow to the entire main floor. All 4 bedrooms and both bathrooms are of ample size, offering plenty of space for your family or work-from-home space. You will appreciate the built-in storage & upgrades such as new windows, sleek lighting, exterior and interior doors, upgraded attic insulation, new fascia, hot water tank, furnace, garage door, shingles, and electrical panel. The finished lower level features a large entertainment room with fireplace and custom built-ins, 4th bedroom, bathroom and laundry area. The fully fenced large yard offers private outdoor space. Oversized heated and insulated garage.

Built in 1961

Essential Information

MLS® #	E4462294
Price	\$575,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6304 94a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Y8

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	55x120'
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Clara Tyner School
Middle	St Brendan School
High	Austin O'Brien School

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	Zone 18

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