

## \$564,900 - 6308 94b Avenue, Edmonton

MLS® #E4449464

**\$564,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Blending comfort with dual-living potential this Ottewell bungalow offers a thoughtful layout in a mature neighbourhood. The main level features 2 bedrooms, cherry hardwood floors and a bright kitchen with granite counters, white shaker cabinets, tile backsplash and a full appliance set. The fully finished lower level includes a second kitchen, large living area, wet bar, full bathroom with jetted tub and tiled shower and a private bedroom, ideal for extended family, guests or creative use. Outside enjoy a fully fenced yard with stamped concrete, a covered front porch, patio, deck, gazebo and an all-season hot tub. The oversized heated double garage is insulated and perfect for parking or projects. Added features include PEX plumbing, air conditioning, hot water on demand, Moen taps, vinyl windows and closet organizers. Located near parks, schools and major routes this home delivers lasting comfort with flexible space and modern upgrades.

Built in 1959

### Essential Information

MLS® #	E4449464
Price	\$564,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6308 94b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Z6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Tub, Hot Water Instant, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clara Tyner School
Middle	Ottewell School
High	McNally School

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 18

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Listing information last updated on July 27th, 2025 at 3:32pm MDT