

## \$470,000 - 6903 94b Avenue, Edmonton

MLS® #E4454747

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This lovely 3 bedroom home has a fully renovated open plan kitchen, with newer appliances, lots of counter space & a breakfast bar. The home has a functional layout & is in a nice family friendly neighbourhood. The basement is fully finished with a 2nd kitchen spacious family room, den and a flex room. The south facing backyard has a good sized deck and the added advantage of an approximately 10' easement from the C of E on the west side. There's a 2 car garage and a large pad off the back alley. Neighbourhood road works mean brand new sidewalks & roads that should be finished in the near future. Fantastic location within walking distance of Ottewell area schools, Clara Tyner School, St Brendan Catholic School, A O'Brien High. Also Ottewell Community Park with playground, spray park, ice rink and many area trails.

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454747  |
| Price      | \$470,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6903 94b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Z8         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck     |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, RV Parking, See Remarks |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 2                                                                                                                       |
| Has Suite         | Yes                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                   |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Schools |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Stucco, Vinyl                                   |
| Foundation        | Concrete Perimeter                                    |

### School Information

|            |                |
|------------|----------------|
| Elementary | Clara Tyner    |
| High       | Austin O'Brien |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 18           |

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Listing information last updated on August 29th, 2025 at 12:47pm MDT