

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

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 | 8                |

## Zoning

## Zone 18

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Listing information last updated on April 3rd, 2025 at 7:32pm MDT