

## **\$465,000 - 5208 95 Avenue, Edmonton**

MLS® #E4428683

### **\$465,000**

3 Bedroom, 2.00 Bathroom, 1,259 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this lovingly maintained bungalow in the family-friendly community of Ottewell—just steps from Capilano Mall, great schools, and only minutes to downtown. Perfect for first-time home buyers, this home offers incredible value with a bright, south-facing main floor featuring large updated windows and original hardwood tucked beneath the carpet. The finished basement adds plenty of extra living space, making it ideal for growing families, roommates, or guests. Outdoors, you'll enjoy a professionally refreshed yard with a new driveway, patio, and built-in sprinkler system—perfect for easy maintenance and entertaining. Proudly cared for by the same family for over 35 years, this is a solid, move-in-ready home with loads of potential in a fantastic location.

Built in 1960

### **Essential Information**

MLS® #	E4428683
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,259
Acres	0.00
Year Built	1960



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5208 95 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1A3

### **Amenities**

Amenities	Patio, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 18

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