

## **\$586,500 - 6008 94a Avenue, Edmonton**

---

MLS® #E4429675

**\$586,500**

4 Bedroom, 2.00 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fantastic fully RENOVATED home with every detail planned & executed with quality materials & workmanship. The main floor has been transformed into an open layout, ideal for entertaining. The well-appointed kitchen boasts stylish new cabinetry, huge island, quartz counters, pantry with pull-out drawers, & dining area with built-in shelving. The living room is bathed in natural light from the south facing bay windows & showcases a wood burning fireplace with sleek porcelain surround. Down the hall are 3 bedrooms & a revamped 4pc bath. The basement was taken down to the studs & remodeled to offer a SECOND KITCHEN, family room, 4pc bath, bedroom with w/i closet, laundry, & a SEPARATE ENTRANCE makes it suitable for extended family. The rear yard holds a patio, space for a garden, & a DOUBLE GARAGE. Additional improvements include NEW flooring, basement windows, furnace(â€~24), garage roof(â€~23), house roof & hwt(â€~15) & more. Situated walking distance to parks, schools, & all conveniences. \*Virtually staged.



Built in 1961

### **Essential Information**

MLS® #                      E4429675

Price                        \$586,500

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6008 94a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Y8

### Amenities

Amenities	Detectors Smoke, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 3:02pm MDT