

# \$629,900 - 6607 94a Avenue, Edmonton

MLS® #E4451129

**\$629,900**

5 Bedroom, 2.50 Bathroom, 1,431 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to the heart of Ottewell! This solid air-conditioned, 1960s-built bungalow offers a classic layout with plenty of charm and practical space. Featuring 5 bedrooms, 2.5 bathrooms, and a fully finished basement with separate entrance, it's perfect for multigenerational living or future income potential. The double detached garage includes an attached shed/workshop, offering excellent storage or hobby space, while the expansive backyard makes the property well-suited for new construction (like a garden suite) or extensive landscaping / outdoor living space. Located in one of Edmonton's most desirable mature neighbourhoods, this is a rare offering and you're just minutes away from schools, shopping, parks, and public transit. Quick access to downtown and major routes adds daily convenience.

Built in 1964

## Essential Information

MLS® #	E4451129
Price	\$629,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,431



Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6607 94a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Y9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

**Additional Information**

Date Listed            August 4th, 2025  
Days on Market      1  
Zoning                Zone 18

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