# \$470,000 - 7208 94b Avenue, Edmonton

MLS® #E4441432

### \$470,000

4 Bedroom, 2.00 Bathroom, 1,153 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Home Ice Advantage in Ottewell! Across from Ottewell School and steps from parks, playgrounds, and public transit, this upgraded bungalow offers unbeatable value in a family-friendly community. The main floor features a bright living space and an upgraded kitchen with new appliances, generous counter space, and great flow for everyday life or entertaining. Upstairs you'II find 3 bedrooms, while the fully finished basement includes a spacious rec room, extra bedroom, 3-piece bath, and plenty of storage. Major upgrades include new shingles (2023), newer windows, high-efficiency furnace, hot water tank, sump pump, and weeping tile. The exterior boasts upgraded siding, a covered patio, sunny deck, and a heated / insulated double detached garage - perfect for hockey gear, tools, or your future Oilers fan zone. This move-in ready home combines comfort, function, and location. Whether you're raising a family or cheering for the Cup, this one's built to win.



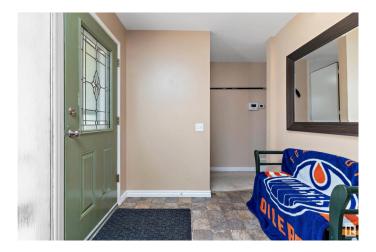
#### **Essential Information**

MLS® # E4441432 Price \$470,000

Bedrooms 4







Bathrooms 2.00 Full Baths 2

Square Footage 1,153
Acres 0.00
Year Built 1961

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 7208 94b Avenue

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 0Z9

## **Amenities**

Amenities On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No

Smoking Home, Patio

Parking 2 Outdoor Stalls, Double Garage Detached, Heated, Insulated, Parking

Pad Cement/Paved, Rear Drive Access

#### Interior

Appliances Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage

Shed, Stove-Electric, Vacuum System Attachments, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Clara Tyner School

Middle Ottewell Junior High

High Austin O'Brian

# **Additional Information**

Date Listed June 10th, 2025

Days on Market 7

Zoning Zone 18

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Listing information last updated on June 16th, 2025 at 9:31pm MDT