

## \$399,900 - 5408 92a Avenue, Edmonton

MLS® #E4440924

**\$399,900**

4 Bedroom, 1.00 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

FIRST TIME HOME BUYER AND INVESTOR ALERT! Here is your chance to own prime real estate in the desirable community of Ottewell! placed on a 510.77 M2 mature lot located 10 minutes from Downtown Edmonton.

ORIGINAL OWNER!! SOLID!! home just needs TLC. Main floor features, Large L shaped living room, dining room, eat-in kitchen with patio door to deck, spacious primary bedroom, two other good sized bedroom's and 4 pc main bath. Fully finished basement includes, large recroom, 1 good sized bedroom, storage room, cold room and laundry. South facing front yard has lots of trees, rocks and perennials. Fully fenced west facing private yard with pear, apple and apricot tree's, rocks and perennials. Double detached 22x22 garage with all new insulation and OSB walls, 220 power and 2 car parking on driveway.

Built in 1963

### Essential Information

MLS® #	E4440924
Price	\$399,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,089



Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5408 92a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0T1

### **Amenities**

Amenities	Deck
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
-------------	----------------

Days on Market 11

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 June 16th, 2025 at 10:17pm MDT