

\$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 3
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 August 6th, 2025 at 11:47pm MDT