

## \$539,900 - 5303 92b Avenue, Edmonton

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MLS® #E4435436

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this tastefully updated bungalow located in the sought-after, family-friendly community of Ottewell. With numerous upgrades inside and out, this home is truly move-in ready. Step inside to find gleaming hardwood floors, fireplace in the living room, a fully renovated kitchen with stainless steel appliances, and an updated main bathroom along with 3 bedrooms. A rare find in the neighborhood, the primary bedroom features a stunning three-piece ensuite. The fully finished basement offers a spacious family room, fourth bedroom, bathroom, second kitchen, and ample storage. You'll also appreciate the oversized double garage - heated, insulated, wired with 220v, and perfect for extra storage or a workshop. Located just minutes from parks, public transit, reputable K-12 schools, and King's University, this home is perfect for families of all ages. A true turnkey property from top to bottom!



Built in 1974

### Essential Information

MLS® #	E4435436
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,291
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5303 92b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0V6

### Amenities

Amenities	No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                3

Zoning                            Zone 18

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Listing information last updated on May 12th, 2025 at 6:02pm MDT