

## **\$440,000 - 15231 94a Street, Edmonton**

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MLS® #E4437678

**\$440,000**

5 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This Home is PERFECT. I don't think I've truly said that in 11 yrs. But I mean it. It's perfect. There's nothing to do. Mechanical systems, HVAC, roof, windows...Perfect. Condition of home? Perfect. Not a blemish. Paint? Brand new refreshed paint job..Perfect. Backyard? Perfect,. Landscaped, arborist touched trees. Location? Evansdale, beside an empty sliver of a lot, only neighbours on one side, and a back alley, close to every possible amenity and HENDAY?....PERFECT! Pride of ownership, freshly finished basement WITH PERMITS PULLED...perfect. Fully Finished, 5 BEDS, 2 BATHS. BEAUTIFULÂ RENO'd upstairs bathroom w shaker cabinets and masoner's tiled shower. Feels like NEW beautifully maintained and stained oak cabinets...not just spec, LOTS of space and storage, SS appliances!! BASEMENT! Separate entrance. 2 more beds, BEAUTIFUL 4 pc bath, WIDE OPEN SPACE, and 12/10 Reno's!! Incredibly professional and well done. Luxury vinyl plank, quality, and clean as a whistle! 12/10 HOME!!! ITâ€™S PERFECT!!!

Built in 1971

### **Essential Information**

MLS® # E4437678

Price \$440,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15231 94a Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3X7

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, No Animal Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 21st, 2025  
Days on Market      27  
Zoning                Zone 02

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