

\$470,000 - 6903 94b Avenue, Edmonton

MLS® #E4454747

\$470,000

3 Bedroom, 2.50 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This lovely 3 bedroom home has a fully renovated open plan kitchen, with newer appliances, lots of counter space & a breakfast bar. The home has a functional layout & is in a nice family friendly neighbourhood. The basement is fully finished with a 2nd kitchen spacious family room, den and a flex room. The south facing backyard has a good sized deck and the added advantage of an approximately 10' easement from the C of E on the west side. There's a 2 car garage and a large pad off the back alley. Neighbourhood road works mean brand new sidewalks & roads that should be finished in the near future. Fantastic location within walking distance of Ottewell area schools, Clara Tyner School, St Brendan Catholic School, A O'Brien High. Also Ottewell Community Park with playground, spray park, ice rink and many area trails.

Built in 1961

Essential Information

MLS® #	E4454747
Price	\$470,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,053
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6903 94b Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0Z8

Amenities

Amenities	Off Street Parking, On Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached, RV Parking, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Clara Tyner
High	Austin O'Brien

Additional Information

Date Listed	August 26th, 2025
Days on Market	2
Zoning	Zone 18

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