

# \$470,000 - 7208 94b Avenue, Edmonton

MLS® #E4441432

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,153 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Home Ice Advantage in Ottewell!! Across from Ottewell School and steps from parks, playgrounds, and public transit, this upgraded bungalow offers unbeatable value in a family-friendly community. The main floor features a bright living space and an upgraded kitchen with new appliances, generous counter space, and great flow for everyday life or entertaining. Upstairs youâ€™ll find 3 bedrooms, while the fully finished basement includes a spacious rec room, extra bedroom, 3-piece bath, and plenty of storage. Major upgrades include new shingles (2023), newer windows, high-efficiency furnace, hot water tank, sump pump, and weeping tile. The exterior boasts upgraded siding, a covered patio, sunny deck, and a heated / insulated double detached garage - perfect for hockey gear, tools, or your future Oilers fan zone. This move-in ready home combines comfort, function, and location. Whether you're raising a family or cheering for the Cup, this oneâ€™s built to win.

Built in 1961

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4441432  |
| Price    | \$470,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,153                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7208 94b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Z9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio                   |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Clara Tyner School   |
| Middle     | Ottewell Junior High |
| High       | Austin O'Brian       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 18         |

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Listing information last updated on June 13th, 2025 at 7:32am MDT