

## \$540,000 - 6719 94b Avenue, Edmonton

MLS® #E4430007

**\$540,000**

4 Bedroom, 2.00 Bathroom, 963 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This professionally renovated bilevel is located in central Ottewell and is close to schools and shopping. The house is bright and modern, with sleek open-concept living area designed for entertainment. An inviting oversized quartz island paired with custom cabinetry and generous dining area allow for function and luxury. Welcome guests to the fully finished basement featuring a wet bar, bright lighting, and plenty storage options. Fully fenced and beautifully landscaped, the house also offers a double heated oversized garage & RV parking. Side wood patio and low maintenance backyard are perfect for relaxing. In addition, air conditioning, on-demand tankless hot water, new furnace, new roof, all new electric & wiring, and new garage door were all completed in 2021. Situated steps away from parks, schools, bus stops and many amenities to name a few.

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430007  |
| Price          | \$540,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 963       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6719 94b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Z5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Crawl Space, Hot Water Instant, Hot Water Tankless, No Smoking Home, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Detached   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market       76  
Zoning                 Zone 18

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