

## \$549,900 - 6719 94b Avenue, Edmonton

MLS® #E4430007

**\$549,900**

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	\$549,900
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      21  
Zoning                 Zone 18

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