

Courtesy Of Michael Pino Of RE/MAX Elite

## **\$586,500 - 6008 94a Avenue, Edmonton**

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MLS® #E4429675

### **\$586,500**

4 Bedroom, 2.00 Bathroom, 1,203 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fantastic fully RENOVATED home with every detail planned & executed with quality materials & workmanship. The main floor has been transformed into an open layout, ideal for entertaining. The well-appointed kitchen boasts stylish new cabinetry, huge island, quartz counters, pantry with pull-out drawers, & dining area with built-in shelving. The living room is bathed in natural light from the south facing bay windows & showcases a wood burning fireplace with sleek porcelain surround. Down the hall are 3 bedrooms & a revamped 4pc bath. The basement was taken down to the studs & remodeled to offer a SECOND KITCHEN, family room, 4pc bath, bedroom with w/i closet, laundry, & a SEPARATE ENTRANCE makes it suitable for extended family. The rear yard holds a patio, space for a garden, & a DOUBLE GARAGE. Additional improvements include NEW flooring, basement windows, furnace(â€~24), garage roof(â€~23), house roof & hwt(â€~15) & more. Situated walking distance to parks, schools, & all conveniences. \*Virtually staged.



Built in 1961

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4429675  |
| Price  | \$586,500 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6008 94a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0Y8         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Patio, Vinyl Windows                               |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Stone Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, |

Shopping Nearby, Sloping Lot

Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 8th, 2025  
Days on Market 13  
Zoning Zone 18

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Listing information last updated on April 21st, 2025 at 7:47pm MDT