

Courtesy Of Neil S Thompson Of MaxWell Polaris

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

MLS® #E4441432

**\$470,000**

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

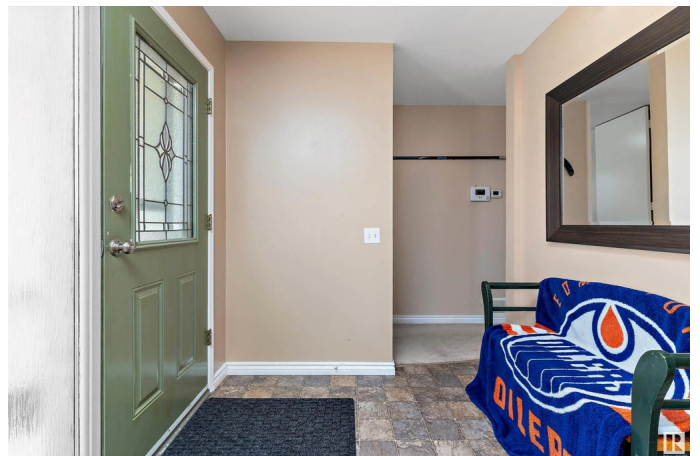
Ottewell, Edmonton, AB

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	7
Zoning	Zone 18

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Listing information last updated on June 17th, 2025 at 11:02am MDT