

## \$369,800 - 5704 93a Avenue, Edmonton

MLS® #E4460207

**\$369,800**

3 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Step into a turnkey bungalow in Ottewell, the established community blending classic charm with modern Edmonton convenience. The main floor delivers style with durable, on-trend vinyl plank flooring & sun-drenched living/dining areas thanks to updated windows and patio doors—perfect for hosting. The galley kitchen is ready for weeknight prep. Find your private primary retreat with twin closets & direct backyard access, plus a second bedroom that works perfectly as a dedicated home office or flex room. A large 4 piece bath rounds off the main floor. The fully developed basement is a huge bonus, offering ultimate flexibility: a large entertainment zone, home gym, or potential secondary living area with a full bath & summer kitchen setup. Outside, the fully fenced yard is ready for summer BBQs or room for your beloved pup; you'll love the carport & extra parking. Situated just steps from local amenities, coffee shops, and parks, this location offers quick access for the active, urban professional.

Built in 1977

### Essential Information

MLS® # E4460207

Price \$369,800

Lease Rate \$14



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 965                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5704 93a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 2K7         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4                                                        |
| Parking        | Single Carport, Tandem                                   |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                            |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Metal, Stucco                                            |
| Foundation        | Concrete Perimeter                                             |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Clara Tyner/St. Brendan |
| Middle     | Ottewell/St. Brendan    |
| High       | WP Wagner/AOB           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 18           |

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Listing information last updated on October 5th, 2025 at 3:02am MDT