

\$464,300 - 5404 97a Avenue, Edmonton

MLS® #E4441527

\$464,300

5 Bedroom, 2.00 Bathroom, 1,037 sqft
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

WOW!! great value in Ottewell on this charming well cared for upgraded Air conditioned 3+2 bedroom bungalow with a 2 bedroom illegal basement suite. Gorgeous landscaping with front and back patios, oversized double garage and RV parking. Newer shingles & gutters Upgrades include newer White kitchen With Black stainless steel appliances & floor coverings. Patio doors off dining room to a very private pristine backyard. Remodelled 4 piece bathroom up and also a newer 3-piece bathroom Downstairs. Basement has newer kitchen with two bedrooms +2 new egress windows, Solar panels & furnace were installed in 2019, newer front concrete with stamped concrete patio. Recently upgraded electrical panel. THIS IS A MUST SEE PROPERTY!!!!

Built in 1959

Essential Information

MLS® #	E4441527
Price	\$464,300
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.00
Year Built	1959



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5404 97a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1E1

Amenities

Amenities	Air Conditioner, No Smoking Home, Solar Equipment
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Clara Tyner
Middle	Ottewell
High	McNally

Additional Information

Date Listed June 10th, 2025

Days on Market 6

Zoning Zone 18

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