

## \$359,800 - 5704 93a Avenue, Edmonton

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MLS® #E4460207

**\$359,800**

3 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Step into a dream family starter home in Ottewell, an established community celebrated for its excellent schools, parks, and family atmosphere. This cozy bungalow delivers stylish, durable vinyl plank flooring through sun-drenched living/dining areas—perfect for raising a family. The efficient galley kitchen is ready for family meal prep. The main floor features a private primary bedroom with twin closets, plus a versatile second bedroom, ideal as a dedicated home office or nursery. A clean four-piece bath services the main level. A huge bonus is the fully developed basement, offering flexible space for a large entertainment zone, home gym, or secondary living area with a full bath and summer kitchen setup—tons of potential! Outside, enjoy the fully fenced yard for playdates, BBQs & room for the pup to run in one of the largest lots in the community. Located steps from St. Brendan K-9, parks, playgrounds, rinks, BMX track & farmers market. Single Carport + two more off street spots for either car or RV.



Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460207  |
| Price      | \$359,800 |
| 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 | 26                |
| Zoning         | Zone 18           |

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Listing information last updated on October 27th, 2025 at 7:47pm MDT