

# **\$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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