

Courtesy Of April J Sturko Of Century 21 Masters

## \$599,800 - 6704 92 Avenue, Edmonton

MLS® #E4450300

**\$599,800**

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Stunning in Ottewell! FULLY RENOVATED and air conditioned 1328 sq ft bungalow in one of Edmontons favourite communities. This 2 bed up, 2 bed down home is immaculate - with HUGE dual island kitchen, beautiful custom bar shelf by Forge 53, luxury vinyl plank and tile throughout, hunter Douglas blinds, new light fixtures, shiplap ceiling, new front & rear entry doors - the list of upgrades are endless. Walking into the open concept main floor, there is a spectacular white kitchen (with quartz counters and tons of storage) flowing to the dining and living area with custom fireplace, and bright sunroom with south exposure. 2 bedrooms and renovated bathroom complete the main floor. Upgraded attic insulation keeps you comfortable! Basement is bright and beautiful, with 2 more bedrooms, a 3 piece bathroom, huge family room with a built in bar, gym area (which can easily be converted to a 5th bedroom) and a second kitchen! Walking distance to schools, groceries, coffee and playgrounds - this home is perfect!

Built in 1963

### Essential Information

MLS® # E4450300

Price \$599,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,328                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6704 92 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0S5        |

### **Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                               |

### **Interior**

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace    | Yes                                                                                                                                           |
| Fireplaces   | See Remarks                                                                                                                                   |
| Stories      | 2                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 18         |

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Listing information last updated on August 3rd, 2025 at 2:32am MDT