



## 6008 94A Avenue Edmonton AB

\$399,900

Located in the mature and family-friendly neighbourhood of Ottewell, this bungalow with a 200 sq ft addition offers comfortable living with a functional layout. The main level boasts a bright living room with a striking brick wood-burning fireplace, and large south-facing windows that flood the space with natural light. Adjacent to the living area is a dining room with built-in storage. The kitchen provides ample space for culinary needs, plus a built-in oven and stove. Three well-sized bedrooms and a 4-piece bathroom complete the main floor. The finished basement with adds versatility with a large rec room, an additional bedroom, a 3-piece bathroom, laundry room, ample storage, and a relaxing SAUNA for ultimate unwinding. Outside, the expansive backyard includes a patio and leads to a double car garage with a new roof (2023). Other key updates include a new 2024 furnace, and the main roof and hot water tank replaced in 2015. Walking distance to schools and Ottewell Park, and close to shopping amenities!

Listing Presented By:



Originally Listed by:  
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