

## \$539,900 - 5303 92b Avenue, Edmonton

MLS® #E4435436

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this tastefully updated bungalow located in the sought-after, family-friendly community of Ottewell. With numerous upgrades inside and out, this home is truly move-in ready. Step inside to find gleaming hardwood floors, fireplace in the living room, a fully renovated kitchen with stainless steel appliances, and an updated main bathroom along with 3 bedrooms. A rare find in the neighborhood, the primary bedroom features a stunning three-piece ensuite. The fully finished basement offers a spacious family room, fourth bedroom, bathroom, second kitchen, and ample storage. You'll also appreciate the oversized double garage - heated, insulated, wired with 220v, and perfect for extra storage or a workshop. Located just minutes from parks, public transit, reputable K-12 schools, and King's University, this home is perfect for families of all ages. A true turnkey property from top to bottom!

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435436  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,291                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5303 92b Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0V6         |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Smoking Home, Vinyl Windows                        |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Slab

**Additional Information**

Date Listed                      May 9th, 2025

Days on Market                1

Zoning                            Zone 18

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Listing information last updated on May 10th, 2025 at 7:17pm MDT