

Courtesy Of Tyler J Fiege Of NOW Real Estate Group

## **\$599,900 - 6407 92a Avenue, Edmonton**

MLS® #E4437820

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fully renovated from top to bottom, this 1,180ft<sup>2</sup> Ottewell 4 level split seamlessly blends mid-century charm with modern upgrades. Featuring 2+2 spacious bedrooms and 2 full baths, the home boasts a bright open-concept layout. The sleek kitchen is equipped with quartz countertops, stainless steel appliances, Kitch cabinetry and 3d hex backsplash. The living room has massive windows, electric fireplace and modern surround. The finished basement includes a large rec room, a versatile flex room and an expansive 400 sq ft crawl space—ideal for storage (finally, a home for all those Christmas trees!). Major upgrades encompass newer plumbing, electrical, furnace, hot water tank, and roof, ensuring peace of mind. Enjoy outdoor living in the large, landscaped yard with a patio area, complemented by an oversized double detached garage (25'3" x 25'3"). Situated in a family-friendly neighborhood, the home is close to top-rated schools, parks, shopping centers, and public transit, offering the perfect new home!

Built in 1962

### **Essential Information**

MLS® # E4437820

Price \$599,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	6407 92a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0T5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Crawl Space, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	Zone 18

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