

# \$464,000 - 7004 93 Avenue, Edmonton

MLS® #E4465438

**\$464,000**

3 Bedroom, 2.50 Bathroom, 1,087 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Enjoy the convenience of a double oversized heated garage and a great location! Just a 5-minute walk to elementary, junior high, and high schools, and only 10 minutes on foot to two shopping malls. A quick 10-minute drive takes you to downtown. The property also features a storage shed and a spacious backyard deck—perfect for relaxing or entertaining.

Built in 1964

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465438               |
| Price          | \$464,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 7004 93 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Ottewell |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6B 0W6  |

## Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas, Television Connection, Vinyl Windows, Walk-up Basement, Wet Bar |
| Parking   | Double Garage Detached, Heated                                                                                                        |

## Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                           |
| Exterior Features | Back Lane, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 18             |

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