

Courtesy Of Nigel Nethersole Of Royal LePage Arteam Realty

## \$539,000 - 6216 92a Avenue, Edmonton

MLS® #E4425550

**\$539,000**

4 Bedroom, 2.50 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Everyday will feel like a warm embrace in this Ottewell bungalow. The main floor boasts a renovated open-concept living area, perfect for creating cherished memories with loved ones. The sleek quartz countertops and modern appliances in the kitchen are ideal for whipping up delicious meals. Your private oasis awaits in the primary bedroom with a cozy 2-piece ensuite. Two additional bedrooms and a stylish 4-piece bathroom ensure everyone has their own space to prepare for the day. The fully finished basement offers a family room for movie nights, a spacious rec area, an extra bedroom, den, and another elegant 4-piece bathroom. Step outside into your backyard paradise—a fully fenced haven with a charming patio, lush grassy area for play, and easy access to a **OVERSIZED** double garage (22'X26') with additional pad parking (even for an RV), and a sturdy shed for additional storage needs! This isn't just a house; it's a place where memories are made, and joy is felt daily. Welcome home!

Built in 1962

### Essential Information

MLS® #	E4425550
Price	\$539,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,072
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6216 92a Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0T6

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clara Tyner School
Middle	Ottewell School
High	McNally School

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 18

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