

## \$599,800 - 6704 92 Avenue, Edmonton

MLS® #E4450300

**\$599,800**

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Stunning in Ottewell!! FULLY RENOVATED and air conditioned 1328 sq ft bungalow in one of Edmontons favourite communities. This 2 bed up, 2 bed down home is immaculate - with HUGE dual island kitchen, beautiful custom bar shelf by Forge 53, luxury vinyl plank and tile throughout, hunter Douglas blinds, new light fixtures, shiplap ceiling, new front & rear entry doors - the list of upgrades are endless. Walking into the open concept main floor, there is a spectacular white kitchen (with quartz counters and tons of storage) flowing to the dining and living area with custom fireplace, and bright sunroom with south exposure. 2 bedrooms and renovated bathroom complete the main floor. Upgraded attic insulation keeps you comfortable! Basement is bright and beautiful, with 2 more bedrooms, a 3 piece bathroom, huge family room with a built in bar, gym area (which can easily be converted to a 5th bedroom) and a second kitchen! Walking distance to schools, groceries, coffee and playgrounds - this home is perfect!

Built in 1963

### Essential Information

MLS® # E4450300

Price \$599,800



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6704 92 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0S5

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 18

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