

## \$399,900 - 5408 92a Avenue, Edmonton

MLS® #E4440924

**\$399,900**

4 Bedroom, 1.00 Bathroom, 1,089 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

FIRST TIME HOME BUYER AND INVESTOR ALERT! Here is your chance to own prime real estate in the desirable community of Ottewell! placed on a 510.77 M2 mature lot located 10 minutes from Downtown Edmonton.

ORIGINAL OWNER!! SOLID!! home just needs TLC. Main floor features, Large L shaped living room, dining room, eat-in kitchen with patio door to deck, spacious primary bedroom, two other good sized bedroom's and 4 pc main bath. Fully finished basement includes, large recroom, 1 good sized bedroom, storage room, cold room and laundry. South facing front yard has lots of trees, rocks and perennials. Fully fenced west facing private yard with pear, apple and apricot tree's, rocks and perennials. Double detached 22x22 garage with all new insulation and OSB walls, 220 power and 2 car parking on driveway.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440924  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,089     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5408 92a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 0T1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck  |
| Parking Spaces | 5   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Insulated, Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 6th, 2025 |
|-------------|----------------|

Days on Market 11

Zoning Zone 18

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Listing information last updated on June 17th, 2025 at 6:17pm MDT