

# \$424,900 - 5603 92 Avenue, Edmonton

MLS® #E4464851

## \$424,900

4 Bedroom, 2.00 Bathroom, 1,354 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This well-loved and meticulously maintained bungalow offers timeless charm and modern comfort. The bright main floor features three spacious bedrooms, a full bath, and an inviting family room. The main floor is completed by a stunning rear addition with vaulted open beamed ceilings and a brick-faced fireplace, perfect for cozy evenings. The basement has a separate entrance, a fourth bedroom, 3-piece bath, second kitchen cabinetry, and two furnaces with separate thermostats, ideal for a secondary suite. Recent upgrades include new flooring in the basement, a newer roof (50 yr shingle warranty), and the fenced backyard boasts a double detached garage with room for outdoor entertaining. Located in one of Edmonton’s most desirable mature communities, this property offers convenient access to schools, parks, shopping, and downtown. A rare opportunity to own a lovingly cared-for home with incredible potential and value in Ottewell!

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464851  |
| Price     | \$424,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,354                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5603 92 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0S2        |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached                                                   |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas                                                                                              |
| Fireplaces   | Brick Facing                                                                                                           |
| Stories      | 2                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle     | Ottewell School    |
| High       | McNally School     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 18            |

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