

## \$424,900 - 14704 94 Street, Edmonton

MLS® #E4455638

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Spacious 3-Bedroom Home with Oversized Garage & Suite Potential. This well-designed home comes with a huge oversized double detached garage (24x26) and offers 3 bedrooms plus 2.5 bathrooms. The primary bedroom has an ensuite which means two toilets on the main level for extra convenience. Enjoy beautiful sunrise views over Evansdale Park from the front picture window, along with plenty of street parking for you and your guests. Out back, the deck sits next to the garage, creating a comfortable shaded retreat on hot summer afternoons. The finished lower level features a large rec room, office, storage, and laundry, plus a separate entrance â€” making it an excellent candidate for creating a secondary suite for extra income potential. This home has the big updates done including high efficiency furnace, HWT, vinyl windows and more.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455638  |
| Price      | \$424,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14704 94 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3W5         |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Gazebo, Television Connection, Vinyl Windows |
| Parking Spaces | 5                                                                   |
| Parking        | Double Garage Detached, Over Sized, RV Parking                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Woodstove                                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Evansdale / St. Anne       |
| Middle     | Donald Massey / Cardinal L |
| High       | O'Leary / Queen Elizabeth  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 02             |

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Listing information last updated on September 18th, 2025 at 5:17pm MDT