

## **\$440,000 - 15231 94a Street, Edmonton**

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MLS® #E4437678

**\$440,000**

5 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This Home is PERFECT. I don't think I've truly said that in 11 yrs. But I mean it. It's perfect. There's nothing to do. Mechanical systems, HVAC, roof, windows...Perfect. Condition of home? Perfect. Not a blemish. Paint? Brand new refreshed paint job..Perfect. Backyard? Perfect,. Landscaped, arborist touched trees. Location? Evansdale, beside an empty sliver of a lot, only neighbours on one side, and a back alley, close to every possible amenity and HENDAY?....PERFECT! Pride of ownership, freshly finished basement WITH PERMITS PULLED...perfect. Fully Finished, 5 BEDS, 2 BATHS. BEAUTIFULÂ RENO'd upstairs bathroom w shaker cabinets and masoner's tiled shower. Feels like NEW beautifully maintained and stained oak cabinets...not just spec, LOTS of space and storage, SS appliances!! BASEMENT! Separate entrance. 2 more beds, BEAUTIFUL 4 pc bath, WIDE OPEN SPACE, and 12/10 Reno's!! Incredibly professional and well done. Luxury vinyl plank, quality, and clean as a whistle! 12/10 HOME!!! ITâ€™S PERFECT!!!

Built in 1971

### **Essential Information**

MLS® # E4437678

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 15231 94a Street |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3X7          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached                             |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 21st, 2025  
Days on Market      27  
Zoning                Zone 02

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