

\$399,900 - 14704 94 Street, Edmonton

MLS® #E4458364

\$399,900

4 Bedroom, 2.50 Bathroom, 1,119 sqft
Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This spacious 3-bedroom home with an oversized 24x26 double detached garage offers plenty of living space and future potential. The main level features 3 bedrooms and 2.5 bathrooms, including an ensuite in the primary bedroom that provides the convenience of two toilets on the same floor. From the front picture window, enjoy sunrise views over Evansdale Park with ample street parking for you and your guests. Out back, the deck beside the garage creates a shaded retreat for hot summer afternoons. The finished lower level includes a large rec room, office, storage, laundry, and a separate entrance—making it an excellent candidate for a secondary suite with income potential. Major updates are already taken care of, including a high efficiency furnace, hot water tank, vinyl windows, and more, giving you peace of mind for years to come.

Built in 1971

Essential Information

MLS® #	E4458364
Price	\$399,900
Lease Rate	\$17
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 18th, 2025
Days on Market	6
Zoning	Zone 02

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