

## **\$409,900 - 13235 94 Street, Edmonton**

MLS® #E4454065

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to Glengarry! This immaculately maintained 4 bed/2 bath home, with detached double garage, is within walking distance to Northgate Centre and Glengarry School. The perfect location to call home. As you enter, you will be welcomed into the bright living room with its large bay window and adjacent formal dining room. The spacious kitchen features updated cabinetry and ample counter space. Just down the hall is the 4-piece main bath and 3 generous bedrooms. The finished basement with separate entrance offers a 4th bedroom, rec room, wet bar, and oversized utility room with your laundry and plenty of space for storage. Ideal for entertaining, your large backyard is complete with a concrete patio and well manicured lawn. This turnkey home features hardwood flooring throughout the main floor, vinyl windows, a new furnace, 2 new hot water tanks, and a long driveway for extra parking. Easy access to public transit, schools, parks, the shops along 97 Street, and Yellowhead Trail. A must see!

Built in 1961

### **Essential Information**

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Price \$409,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13235 94 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3V7         |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Wet Bar |
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Detached                                                                                   |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stucco                                                                                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Matthew, Glengarry  
Middle                              St. Cecilia, Cardinal Leger  
High                                O'Leary, Queen E

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                3  
Zoning                              Zone 02

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