

## \$409,999 - 13320 94 Street, Edmonton

MLS® #E4441107

**\$409,999**

4 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this beautifully maintained one owner bungalow in the heart of Glengarry, offering 4 spacious bedrooms, 2 full bathrooms, and over 1,100 square feet of comfortable living space. This home sits on a huge 49 ft x 120 ft lot, providing plenty of outdoor space for relaxation or future development. Inside, you'll find a remodelled kitchen with updated finishes, newer vinyl windows, and generous closets in each bedroom. The fully finished basement adds even more versatile living space, perfect for a recreation room, home office, or guest suite. The property includes an immaculate double-car garage and boasts a brand-new roof on both the house and garage. Located adjacent to Glengarry School and just walking distance from Northgate Mall, public transit, parks, and many other amenities, this home combines comfort, functionality, and a prime location – a true gem in a family-friendly neighborhood.

Built in 1963

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441107  |
| Price     | \$409,999 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13320 94 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3V8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        9  
Zoning                    Zone 02

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