

\$439,900 - 13412 94 Street, Edmonton

MLS® #E4423562

\$439,900

5 Bedroom, 2.00 Bathroom, 994 sqft
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Looking for a turn-key investment or house hack opportunity? This 5-bed, legally suited bungalow in Glengarry sits across from a field, just steps from Northgate Mall, transit, schools, and parks, with quick access to 137 Ave & 97 St. Major updates include new shingles (2024), windows, doors, furnaces, HWT, electrical, and appliances (2019). The main floor features new vinyl plank flooring, a refreshed kitchen, three bedrooms, and a 4-piece bath. The legal basement suite has a private entrance, two bedrooms, an updated kitchen, and in-suite laundry—perfect for rental income. A side carport and additional parking add convenience. Modern updates, strong rental demand, and a prime location make this a smart buy.

Built in 1964

Essential Information

MLS® #	E4423562
Price	\$439,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13412 94 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3V9

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Vaulted Ceiling, Walk-up Basement, See Remarks
Parking Spaces	2
Parking	Double Carport

Interior

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	Zone 02

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