

# \$459,999 - 13340 94 Street, Edmonton

MLS® #E4457145

## \$459,999

4 Bedroom, 2.50 Bathroom, 1,174 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Turnkey Home with Heated Garage & Big Backyard! This fully renovated home is move-in ready—no renos needed! Updates include new electrical, plumbing, furnace, hot water tank, appliances, windows, roof, and a heated single garage with a brand-new concrete pad. Step into a bright living room with soaring vaulted ceilings and enjoy a large backyard perfect for kids, pets, or evening sunsets. A separate entrance, second kitchen, and separate laundry make this home ideal for extended family living. Located in a quiet neighborhood near schools, shopping, and a medical clinic, with quick access to major roads for easy city commuting. Just move in, kick off your boots, and start making memories!

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457145  |
| Price          | \$459,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,174     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13340 94 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3V8         |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                   |
| Parking        | 2 Outdoor Stalls, Front/Rear Drive Access, Heated, Over Sized, Single Garage Detached               |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Water Softener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                         |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Glengarry School  
Middle                              Dickinsfield School  
High                                Queen Elizabeth School

**Additional Information**

Date Listed                      September 11th, 2025  
Days on Market                65  
Zoning                              Zone 02

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Listing information last updated on November 15th, 2025 at 11:32am MST