

\$449,888 - 9335 52 Street, Edmonton

MLS® #E4436947

\$449,888

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Discover the charm of BUNGALOW living with this elegant 3-bedroom family home in prestige OTTEWELL! Bright large windows illuminate the living room, complementing the HARDWOOD FLOORING throughout this carpet-free home. The RENOVATED KITCHEN boasts QUARTZ COUNTERTOPS, SS APPLIANCES and ample cabinetry for effortless organization. The main floor features a spacious master bedroom with a generous closet, alongside two additional bedrooms and a RENOVATED BATHROOM. The ORIGINAL basement needs work and offers a stone-facing fireplace, a bonus room, 2 potential bedrooms, another full bath and it awaits your flooring touch. Outside, enjoy a deck and patio, complemented by full landscaping. Notable upgrades include windows, hot water tank and a newer roof. A large detached DOUBLE GARAGE and RV STORAGE space next to it complete this fantastic property. Located minutes from parks, transit, top-rated K-12 schools and King's University, this home is an ideal choice for families seeking comfort and convenience!

Built in 1962

Essential Information

MLS® #

E4436947



| | |
|----------------|------------------------|
| Price | \$449,888 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,106 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9335 52 Street |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 1G5 |

Amenities

| | |
|-----------|---------------------------|
| Amenities | Deck, Patio, R.V. Storage |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

| | |
|--------------|--------------------|
| | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 32 |
| Zoning | Zone 18 |

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