

## \$465,000 - 9203 69 Street, Edmonton

MLS® #E4443769

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,264 sqft

Single Family on 0.00 Acres

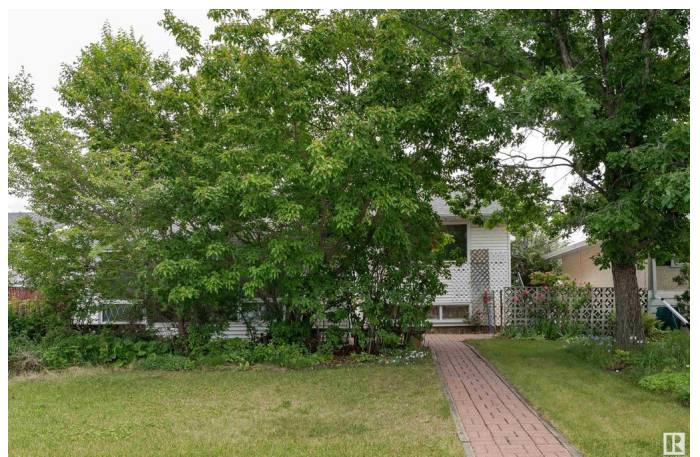
Ottewell, Edmonton, AB

Over 2,000 Sq Ft of living space in a desirable location! Welcome to this well-loved 4-bedroom, 2-bathroom home in Ottewell, Owned and meticulously maintained by the original owner, this property offers endless potential. While it does need some TLC, itâ€™s a fantastic opportunity for buyers with vision to make it truly their own. Step inside to discover a truly unique and stunning sunroom â€“ a bright and inviting space that sets this home apart. Whether you're relaxing with a book, entertaining guests, or enjoying your morning coffee, this space is sure to become your favourite retreat. The backyard is a gardenerâ€™s paradise! Located in a quiet, family-friendly neighborhood, youâ€™re just minutes from schools, parks, shopping, and downtown. This is your chance to get into a desirable community and add value with your own improvements. Donâ€™t miss out!

Built in 1961

### Essential Information

MLS® #	E4443769
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,264



Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	9203 69 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1V8

### **Amenities**

Amenities	Security Window Bars
Parking	Single Carport, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	15
Zoning	Zone 18

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Listing information last updated on July 7th, 2025 at 5:02pm MDT