

\$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	33
Zoning	Zone 18

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