

## \$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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Listing information last updated on June 17th, 2025 at 1:17pm MDT