

## **\$525,000 - 9479 75 Street, Edmonton**

MLS® #E4451150

**\$525,000**

6 Bedroom, 2.50 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fantastic opportunity to own this fully renovated (2020) 6-bedroom, 2-kitchen bungalow in Ottewell. Step inside, find a bright, open layout with sunlight pouring through the west facing windows. A generous sized living room with amazing feature rock wall fireplace & the island kitchen makes hosting those spontaneous family/friend gatherings a must. The main floor includes an updated full bathroom and three bedrooms. Downstairs, a separate entrance leads to a fully finished basement with a second kitchen, second full bath, three more bedrooms, and shared laundry—ideal for multi generation living, extended family, guests, or your independent teen testing the waters of adulthood. Outside, a fenced backyard is ready for summer BBQs, dogs, or a trampoline, while the double garage off the alley is perfect for storage, projects, or parking that vintage car you™ve always dreamed of restoring. Live comfortably, invest wisely—this is the one you™ve been waiting for. A true musty see to be appreciated.

Built in 1959

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4451150  |
| Price  | \$525,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9479 75 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 4H6        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Garage Control, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Fireplace         | Yes                                                                                     |
| Fireplaces        | Masonry                                                                                 |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 18          |

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Listing information last updated on September 9th, 2025 at 2:02am MDT