

## \$459,888 - 9335 52 Street, Edmonton

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MLS® #E4436947

**\$459,888**

5 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 5-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 basement offers a cozy retreat with a stone-facing fireplace, an oversized bonus room, two extra 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 Kâ€™12 schools and Kingâ€™™s University, this home is an ideal choice for families seeking comfort and convenience!



Built in 1962

### Essential Information

MLS® #                      E4436947

Price                         \$459,888

Bedrooms	5
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, Garage Control, Garage Opener, 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, 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	14
Zoning	Zone 18

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Listing information last updated on May 30th, 2025 at 4:47pm MDT