

\$449,900 - 9347 52 Street, Edmonton

MLS® #E4432144

\$449,900

4 Bedroom, 2.00 Bathroom, 914 sqft
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to Ottewell – a cherished community just minutes from downtown, where charm meets convenience. This move-in ready bungalow offers 4 bedrooms, 2 full baths, and a bright, functional layout perfect for families or first-time buyers. Hardwood, laminate, and ceramic tile flooring bring warmth and durability, while the massive 24' x 24' garage and gated RV parking offer unbeatable flexibility. Sitting on a huge lot with space to garden, entertain, or play, this home is ideal for those craving room to grow. Quick access to major transit routes makes commuting a breeze. Pride of ownership is felt throughout – whether you're upsizing, downsizing, or just starting out, this home is ready to welcome you.

Built in 1963

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432144 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 914 |
| Acres | 0.00 |
| Year Built | 1963 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9347 52 Street |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 1G5 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|------------------|
| Date Listed | April 23rd, 2025 |
| Zoning | Zone 18 |

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