

\$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

Date Listed	April 23rd, 2025
Days on Market	4
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 10:17am MDT