

# \$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 | 9                |
| Zoning         | Zone 18          |

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