

## \$414,500 - 9603 52 Street, Edmonton

MLS® #E4442282

**\$414,500**

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Are you looking for a home in quiet, family friendly neighbourhood? One with a large lot, and tall mature trees? Welcome to the lovely community of Ottewell! This 4 bedroom home has all of the charming character, and just needs a new family to fall in love with it and make it their own. With an expansive lot, and double car garage you have plenty of privacy and lots of space to relax in the backyard this summer. We love the real hardwood floors, checkered tile, the home's layout, and the tall ceilings in the basement. The carpet in the basement is new, along with the hot water tank. A little bit of upgrading here and there, and you can add some modern flair to this charming home!

Built in 1959

### Essential Information

MLS® #	E4442282
Price	\$414,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.00
Year Built	1959
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9603 52 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G8

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Wood
Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	96
Zoning	Zone 18

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