

Courtesy Of John A Burrows Of Sterling Real Estate

## \$439,000 - 9355 52 Street, Edmonton

MLS® #E4424541

**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,028 sqft  
Single Family on 0.00 Acres

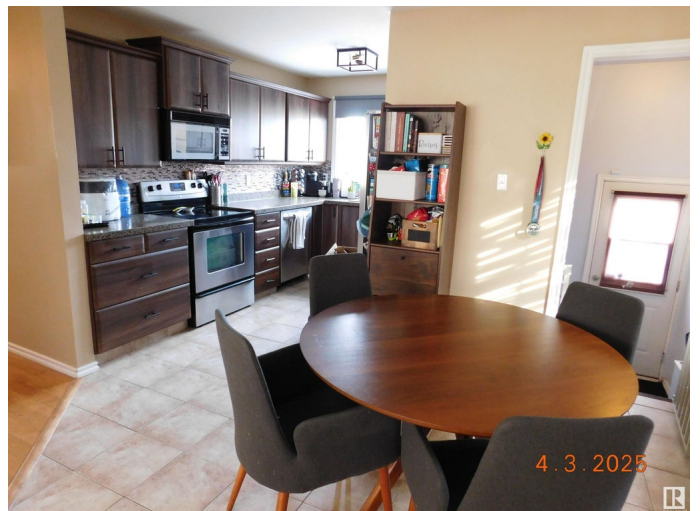
Ottewell, Edmonton, AB

Air conditioned 1028 sq ft bungalow with 3 good size bedrooms in charming southside Ottewell. Close to schools, parks, shopping and only 10 minutes from Downtown Wow. Large living room with corner gas fireplace and jetted tub in bathroom. Finished basement with huge family room, office, 3 piece bathroom and storage. Backyard is fenced with deck, heated double garage, RV parking and garden. Upgrades shingles, eavestroughs, soffits, front steps, garage door, all basement windows and more. Home on a quiet street. Great neighborhood.

Built in 1962

### Essential Information

MLS® #	E4424541
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	9355 52 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G6

## Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Rear Drive Access, RV Parking

## Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	1
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Clara Tyner, Waverly
Middle	Ottewell
High	McNally

## Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning Zone 18

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Listing information last updated on March 14th, 2025 at 8:47am MDT