

## \$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	12
Zoning	Zone 18

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