

## \$449,900 - 5207 91 Avenue, Edmonton

MLS® #E4436746

**\$449,900**

4 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This charming 1192 sq. ft. bungalow is nestled on a quiet street in highly desirable Ottewell. Three generously sized bedrooms on the main floor, provide plenty of room for family or guests. The kitchen offers ample counter space and accommodates a casual dining area. The spacious living room is complete with a cozy gas fireplace, and an adjoining formal dining area with built-in cabinetry and original hardwood under the carpet. The beautifully landscaped yard with mature cedar, birch, and coniferous trees, offers a peaceful retreat with room for gardening. The custom aluminum patio cover extends the barbecue and entertaining season, providing shelter for outdoor gatherings year-round. The detached double car garage and workshop, with convenient back lane access, is perfect for hobbies or additional storage. The basement provides a family and entertaining space, with an electric fireplace feature, parquet flooring, and built-in bar.

Built in 1961

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436746  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5207 91 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0R3        |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Bar, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached                |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Double Sided  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025

Days on Market                32

Zoning                              Zone 18

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Listing information last updated on June 16th, 2025 at 8:47pm MDT