

## \$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 | 95              |
| Zoning         | Zone 18         |

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