# \$575,000 - 9228 52 Street, Edmonton

MLS® #E4442207

### \$575.000

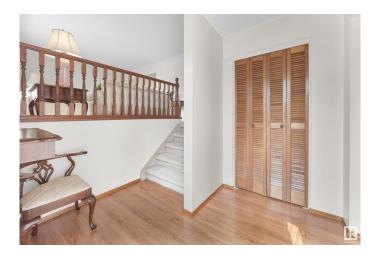
4 Bedroom, 2.00 Bathroom, 1,756 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Originally built by Len Perry Homes, this exceptionally well-maintained 4-level split offers 1,756 sq ft of living space above grade on a large, west-facing lot in desirable Ottewell. Features include newer triple-pane windows, roof, storm doors, high-efficiency furnace, AC, hot water tank & updated front siding. Rare layout offers 4 beds, 2 baths, above-ground laundry, mahogany doors, a stunning Tyndall stone wood fireplace & oversized 24x24 double garage. The large kitchen with peninsula island is open to the dining room & needs no layout changes to suit modern living. Upstairs features 3 bedrooms & a full bath. The 3rd level includes a 4th bedroom, 2nd bath, & family room. The large basement features a rec room & ample storage under the 3rd level. Outside, enjoy a spacious yard with a garden, storage shed & room to relax or play. Quick access to 50 St, shopping, schools like Ottewell & St. Brendan, & more. Built in 1968, newer than most in the area, with all major upgrades complete. Don't miss out!







Built in 1968

## **Essential Information**

MLS® # E4442207 Price \$575,000 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,756

Acres 0.00

Year Built 1968

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

# **Community Information**

Address 9228 52 Street

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1G4

#### **Amenities**

Amenities On Street Parking

Parking Double Garage Detached

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Opener, Garburator, Refrigerator, Stove-Electric, Vacuum Systems,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Masonry

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco, Vinyl

Exterior Features Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low

Maintenance Landscape, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 11:17pm MDT