

## \$519,000 - 9444 52 St, Edmonton

MLS® #E4446163

**\$519,000**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to a home where timeless elegance meets modern sophistication. Nestled in Ottewell, this bungalow offers a seamless blend of style, comfort, and functionality—all within walking distance to schools, lush parks, and shopping. Step inside and be captivated by luxurious vinyl plank flooring flowing throughout, complemented by quartz countertops and a chef-inspired kitchen adorned with stainless steel appliances. Every detail has been thoughtfully curated, from the shingles and energy-efficient windows to the high-efficiency furnace & hot water tank and attic insulation upgrade. For year-round comfort, enjoy the addition of central A/C. The main level hosts two bedrooms, including a primary suite that rivals a boutique hotel retreat with its expansive walk-in closet. A spa-like 4-piece bath completes the level. Downstairs, discover two additional bedrooms, a 3-piece bath, and a generous family lounge. To top things off, enjoy an oversized DBL heated garage, RV parking, and beautiful large backyard.

Built in 1959

### Essential Information

MLS® # E4446163

Price \$519,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9444 52 St
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G7

### **Amenities**

Amenities	Air Conditioner, Patio, R.V. Storage
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                6

Zoning                            Zone 18

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