

\$539,900 - 9228 52 Street, Edmonton

MLS® #E4447056

\$539,900

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® # E4447056

Price \$539,900



| | |
|----------------|------------------------|
| 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 | July 9th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 18 |

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