

\$574,900 - 9233 52 Street, Edmonton

MLS® #E4435125

\$574,900

4 Bedroom, 2.00 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

BEAUTIFULLY UPGRADED Ottewell split with 4 Bedrooms (2 up & 2 down) and 2 full Bathrooms. Wonderful OPEN DESIGN features soaring 12 foot ceiling (wood veneer beam & recessed lighting), LVP flooring and LARGE QUARTZ (waterfall edged) ISLAND that ensures easy interaction between kitchen, dining & relaxation areas, including lovely 2nd living rm c/w modern gas fireplace! KITCHEN IS AN ABSOLUTE DREAM with stunning GE Café™ appliances including a double oven™ GAS RANGE, pot filler, gold-look fixtures, marble-look porcelain backsplash, and matching Refrigerator with exterior HOT & COLD WATER/ice maker. Huge Butler Pantry™ provides lots of smart storage solutions, bonus counter space, plus additional XL SINK! All the 4 bedrooms have big closets plus EXTRA LARGE WINDOWS, creating a sunny & bright feel and both bathrooms have been updated. New basement hi-end carpet and modern wood treatments. Nice large yard with new deck and an OVERSIZED 2-CAR GARAGE that has back alley access. Brand new area streets & sidewalks.

Built in 1962

Essential Information

MLS® #

E4435125



| | |
|----------------|------------------------|
| Price | \$574,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,326 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9233 52 Street |
| Area | Edmonton |
| Subdivision | Ottewell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 1G3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator-Energy Star, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Public |

Transportation, Schools, Shopping Nearby, See Remarks

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Clara Tyner School |
| Middle | Ottewell School |
| High | Austin O'brien Catholic |

Additional Information

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|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 18 |

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Listing information last updated on May 11th, 2025 at 5:02am MDT