

## \$530,000 - 9221 52 Street, Edmonton

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MLS® #E4460297

**\$530,000**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Located in a quiet crescent in the sought after community of Ottewell! This well-maintained 4-level split feat 4 beds (2 up & 2 down), 2 full baths, w/ over 1,800 sq ft of fully finished living space. The main level is highlighted by the soaring vaulted ceiling & large bright LR windows complimented by gorgeous engineered hardwood floors. The airy, fully renovated kitchen, feat quartz countertops, SS appliances & an abundance of cabinet space. Upstairs youâ€™ll find 2 very spacious bedrooms w/ big closets & huge, oversized windows. An updated 4pc bath completes the 2nd level. The 3rd level includes an updated 3pc bath plus 2 more big bedrooms, both w/ wide windows that let in a ton of natural light. Downstairs thereâ€™s plenty of room for the kids to run in the big rec room. A convenient storage room & laundry complete the basement. Relax or entertain on the large rear deck complete w/ gas BBQ hook up. Oversized double garage. Walking distance to schools and Ottewell Park, & close to shopping amenities!

Built in 1961

### Essential Information

MLS® # E4460297

Price \$530,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9221 52 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G3

### **Amenities**

Amenities	Air Conditioner, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 18

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