

\$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 â€double ovenâ€™™ GAS RANGE, pot filler, gold-look fixtures, marble-look porcelain backsplash, and matching Refrigerator with exterior HOT & COLD WATER/ice maker. Huge â€Butler Pantryâ€™™ provides lots of smart storage solutions, bonus counter space, plus additional XL SINK!Â All the 4 bedrooms have big closets plus EXTRA LARGE WINDOWS, creating a sunny & bright feel and both bathrooms have been updated.Â 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

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

Additional Information

Date Listed	May 8th, 2025
Days on Market	8
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 May 16th, 2025 at 3:32am MDT