

Courtesy Of Andy T Huynh Of Exp Realty

## \$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

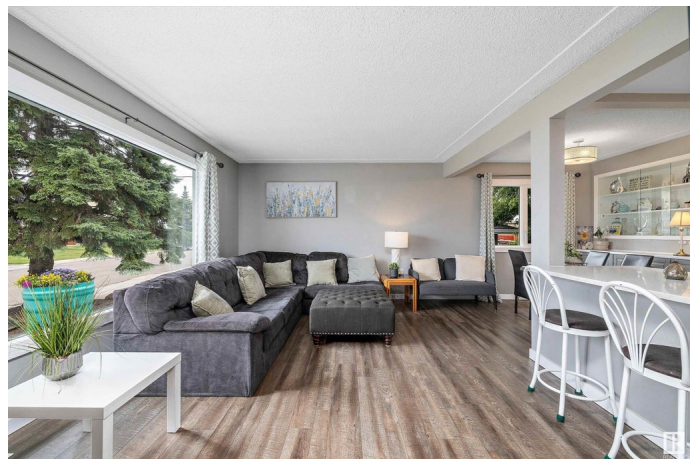
Welcome to a home where timeless elegance meets modern sophistication. Nestled in Ottewell, this bungalow offers a seamless blend of style, comfort, and functionality—all within walking distance to schools, lush parks, and shopping. Step inside and be captivated by luxurious vinyl plank flooring flowing 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                27

Zoning                              Zone 18

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Listing information last updated on August 1st, 2025 at 4:17am MDT