

## \$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

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 16            |
| Zoning         | Zone 18       |

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Listing information last updated on May 24th, 2025 at 6:02am MDT