

## \$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	14
Zoning	Zone 18

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Listing information last updated on May 22nd, 2025 at 7:17am MDT