

## \$475,000 - 9479 75 Street, Edmonton

MLS® #E4451150

**\$475,000**

6 Bedroom, 2.50 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Fantastic opportunity to own this fully renovated (2020) 6-bedroom, 2-kitchen bungalow in Ottewell. Step inside, find a bright, open layout with sunlight pouring through the west facing windows. A generous sized living room with amazing feature rock wall fireplace & the island kitchen makes hosting those spontaneous family/friend gatherings a must. The main floor includes an updated full bathroom and three bedrooms. Downstairs, a separate entrance leads to a fully finished basement with a second kitchen, second full bath, three more bedrooms, and shared laundry—ideal for multi generation living, extended family, guests, or your independent teen testing the waters of adulthood. Outside, a fenced backyard is ready for summer BBQs, dogs, or a trampoline, while the double garage off the alley is perfect for storage, projects, or parking that vintage car you’ve always dreamed of restoring. Live comfortably, invest wisely—this is the one you’ve been waiting for. A true musty see to be appreciated.

Built in 1959

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451150  |
| Price  | \$475,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9479 75 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 4H6        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Garage Control, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Fireplace         | Yes                                                                                     |
| Fireplaces        | Masonry                                                                                 |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 104              |
| Zoning         | Zone 18          |

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Listing information last updated on November 15th, 2025 at 8:32pm MST