

Courtesy Of Jamie M Savage Of RE/MAX Excellence

## \$469,900 - 9221 52 Street, Edmonton

MLS® #E4460297

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Located in a quiet crescent in the sought after community of Ottewell! This well-maintained 4-level split feat 4 beds (2 up & 2 down), 2 full baths, w/ over 1,800 sq ft of fully finished living space. The main level is highlighted by the soaring vaulted ceiling & large bright LR windows complimented by gorgeous engineered hardwood floors. The airy, fully renovated kitchen, feat quartz countertops, SS appliances & an abundance of cabinet space. Upstairs youâ€™ll find 2 very spacious bedrooms w/ big closets & huge, oversized windows. An updated 4pc bath completes the 2nd level. The 3rd level includes an updated 3pc bath plus 2 more big bedrooms, both w/ wide windows that let in a ton of natural light. Downstairs thereâ€™s plenty of room for the kids to run in the big rec room. A convenient storage room & laundry complete the basement. Relax or entertain on the large rear deck complete w/ gas BBQ hook up. Oversized double garage. Walking distance to schools and Ottewell Park, & close to shopping amenities!

Built in 1961

### Essential Information

MLS® # E4460297

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,007                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9221 52 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1G3        |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, Vaulted Ceiling |
| Parking Spaces | 4                                |
| Parking        | Double Garage Detached           |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace    | Yes                                                                                                                                                            |
| Fireplaces   | Brick Facing, Mantel                                                                                                                                           |
| Stories      | 4                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Brick, Vinyl             |
| Exterior Features | Back Lane, Fenced, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 18           |

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Listing information last updated on October 26th, 2025 at 6:47pm MDT