

## \$474,900 - 9623 52 Street, Edmonton

MLS® #E4454951

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to Ottewell! This 5 bed 2 bath 1120 SqF home features 3 bedrooms, 1 bathroom , kitchen / dining, and living room on the main floor. Step into the basement and you will find a separate entrance, laundry / utility room, a second kitchen / living / dining room, bathroom, and 2 bedrooms. The large backyard features an oversized double garage, deck, and new concrete to round off the landscaping.

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454951               |
| Price          | \$474,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 9623 52 Street



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Ottewell |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6B 1G8  |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Suite    | Yes                                                                               |
| Has Basement | Yes                                                                               |
| Basement     | Full, Finished                                                                    |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Private Setting, See Remarks |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Brick                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 18           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 4:47pm MDT