\$575,000 - 9228 52 Street, Edmonton

MLS® #E4442207

\$575.000

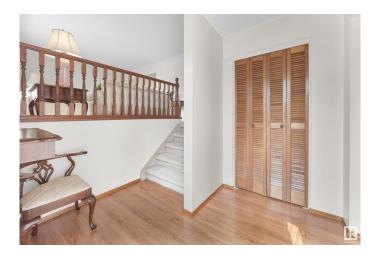
4 Bedroom, 2.00 Bathroom, 1,756 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Originally built by Len Perry Homes, this exceptionally well-maintained 4-level split offers 1,756 sq ft of living space above grade on a large, west-facing lot in desirable Ottewell. Features include newer triple-pane windows, roof, storm doors, high-efficiency furnace, AC, hot water tank & updated front siding. Rare layout offers 4 beds, 2 baths, above-ground laundry, mahogany doors, a stunning Tyndall stone wood fireplace & oversized 24x24 double garage. The large kitchen with peninsula island is open to the dining room & needs no layout changes to suit modern living. Upstairs features 3 bedrooms & a full bath. The 3rd level includes a 4th bedroom, 2nd bath, & family room. The large basement features a rec room & ample storage under the 3rd level. Outside, enjoy a spacious yard with a garden, storage shed & room to relax or play. Quick access to 50 St, shopping, schools like Ottewell & St. Brendan, & more. Built in 1968, newer than most in the area, with all major upgrades complete. Don't miss out!







Built in 1968

Essential Information

MLS® # E4442207 Price \$575,000 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,756

Acres 0.00

Year Built 1968

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

Community Information

Address 9228 52 Street

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1G4

Amenities

Amenities On Street Parking

Parking Double Garage Detached

Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Opener, Garburator, Refrigerator, Stove-Electric, Vacuum Systems,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Masonry

Stories 4

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco, Vinyl

Exterior Features Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low

Maintenance Landscape, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 1

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 June 14th, 2025 at 7:17pm MDT