

## \$650,000 - 9040 52 Street, Edmonton

MLS® #E4450119

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

The UNICORN you've been waiting for, where modern luxuries meet timeless charm in a fully RENOVATED bungalow designed to impress. On a spacious lot w/ RV parking, dog run, patio area & newly built OVERSIZED 24x30 garage, total package! Inside abundance of natural light from lg windows & beautiful engineered hardwood floors that flow through the open concept main level. The custom upgraded spacious kitchen extending into a bright dining area w/ glass cabinetry. Main floor features 2 generous bedrooms, including primary retreat complete w/ custom 5pc ensuite featuring spa-like finishes, hand-painted tile, clawfoot tub & walk in closet. The fully finished basement features lg rec room, 2 additional bedrooms & tranquil 3pc bathroom. The garage? A SHOWSTOPPER w/ 11'™ ceilings, 10'™ door, heated, insulated, drywalled & wired with a 20-amp circuit for a car lift. Over \$170K in updates w/n 3yrs including: garage, AC, 200 amp service, attic insulation, sewer line repaired, professional landscaping, blinds & bathrooms.

Built in 1961

### Essential Information

MLS® # E4450119

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,173                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9040 52 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1G2        |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Dog Run-Fenced In, Front Porch |
| Parking   | Double Garage Detached, Over Sized                                 |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 18         |

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Listing information last updated on August 1st, 2025 at 3:02am MDT