

## **\$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 | 3               |
| 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 16th, 2025 at 4:32am MDT