

Courtesy Of Drew A Carlson Of Exp Realty

## \$575,000 - 9619 52 Street, Edmonton

MLS® #E4455952

**\$575,000**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Experience elevated living in this fully renovated Mid-Century Modern bungalow, perfectly blending timeless design with contemporary luxury. This turnkey home offers 3 bedrooms up and 2 down, with a bright open floor plan dressed in luxury vinyl plank flooring. The striking slat wall fireplace with built-in shelving and mood lighting creates a stunning focal point, while the two-tone kitchen impresses with a large island, quartz countertops, undermount sinks, BRAND NEW Stainless Steel Appliances, and sleek LED lighting throughout. The primary suite showcases a dramatic feature wall that flows seamlessly into the custom walk-in closet. A SEPARATE ENTRANCE leads to a fully developed basement with 2ND KITCHEN and large living area. Peace of mind comes with a BRAND NEW FURNACE, while outdoor living shines with a NEW DECK, Firepit Area, and expansive backyard for entertaining. Complete with a double detached garage. Basement windows do not meet current egress requirements

Built in 1960

### Essential Information

MLS® # E4455952

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,103                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9619 52 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1G8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl, Hardie Board Siding                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025

Days on Market                12

Zoning                              Zone 18

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