# \$514,900 - 9055 52 Street, Edmonton

MLS® #E4456774

# \$514,900

6 Bedroom, 2.00 Bathroom, 1,172 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this INCREDIBLE opportunity in OTTEWELL! This well-maintained home with a 3BR main suite also offers a LEGAL 3BR BASEMENT SUITE. Perfect for INVESTORS or MULTI-GENERATIONAL LIVING, both levels feature BRIGHT LIVING SPACES, spacious kitchens, and COMFORTABLY SIZED BEDROOMS. Outside, you'II find the SPLIT DOUBLE GARAGE plus AMPLE EXTRA PARKING, making it ideal for tenants, guests, or anyone with multiple vehicles. Located on a QUIET STREET in a FAMILY-FRIENDLY neighbourhood, you're close to schools, shopping, transit, and easy access to major routes. Whether you're looking to add a STRONG INVESTMENT property to your portfolio or a versatile home with MORTGAGE-HELPER potential, this one checks all the boxes!

Built in 1961

# **Essential Information**

MLS® # E4456774

Price \$514,900

Bedrooms 6

Bathrooms 2.00

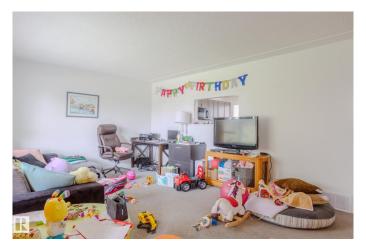
Full Baths 2

Square Footage 1,172

Acres 0.00







Year Built 1961

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 9055 52 Street

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1G1

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl

Windows

Parking Spaces 6

Parking Double Garage Detached

#### Interior

Appliances Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two,

Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Yes

Stories 2 Has Suite Yes

Has Basement

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Waverley School

Middle Kenilworth School
High McNally School

# **Additional Information**

Date Listed September 8th, 2025

Days on Market 2

Zoning Zone 18

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Listing information last updated on September 9th, 2025 at 10:32pm MDT