# \$465,000 - 9527 57 Street, Edmonton

MLS® #E4426246

### \$465,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to the welcoming community of Ottewell! This charming and spacious bungalow boasts a functional layout perfect for family living. Featuring three generously-sized bedrooms on the main floor, a bright and airy living room, and a dining area ideal for entertaining, this home provides both comfort and style. The modern galley kitchen offers plenty of counter space and storage, while the updated 4-piece bathroom adds a touch of luxury. Beautiful hardwood floors flow throughout the entire main level, enhancing the home's warmth and character. The fully finished basement is an entertainer's dream, complete with a large rec room, a fourth bedroom, a handy storage room, and a sleek 3-piece bathroom. Other features: Single attached garage, Shingles (2018), Newer Furnace and Hot water tank (2019), Reinsulated Attic (2021), Backyard fence (2021), A/C (2022) and many more! A fantastic opportunity to call Ottewell home!

Built in 1959

# **Essential Information**

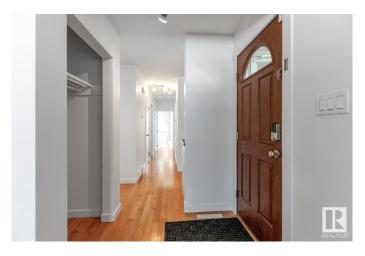
MLS® # E4426246 Price \$465,000

Bedrooms 4

Bathrooms 2.00







Full Baths 2

Square Footage 1,049

Acres 0.00

Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 9527 57 Street

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1J8

## **Amenities**

Amenities See Remarks

Parking Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 16

Zoning Zone 18

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Listing information last updated on April 3rd, 2025 at 8:17am MDT