

## \$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, youâ€™ll 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, youâ€™re close to schools, shopping, transit, and easy access to major routes. Whether youâ€™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                                                                                  |
| Stories      | 2                                                                                                          |
| Has Suite    | Yes                                                                                                        |
| Has Basement | Yes                                                                                                        |
| 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 | 5                   |
| 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 September 13th, 2025 at 5:02am MDT