

## \$449,900 - 5207 91 Avenue, Edmonton

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MLS® #E4436746

**\$449,900**

4 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This charming 1192 sq. ft. bungalow is nestled on a quiet street in highly desirable Ottewell. Three generously sized bedrooms on the main floor, provide plenty of room for family or guests. The kitchen offers ample counter space and accommodates a casual dining area. The spacious living room is complete with a cozy gas fireplace, and an adjoining formal dining area with built-in cabinetry and original hardwood under the carpet. The beautifully landscaped yard with mature cedar, birch, and coniferous trees, offers a peaceful retreat with room for gardening. The custom aluminum patio cover extends the barbecue and entertaining season, providing shelter for outdoor gatherings year-round. The detached double car garage and workshop, with convenient back lane access, is perfect for hobbies or additional storage. The basement provides a family and entertaining space, with an electric fireplace feature, parquet flooring, and built-in bar.



Built in 1961

### Essential Information

MLS® #	E4436746
Price	\$449,900
Bedrooms	4
Bathrooms	1.00

Full Baths	1
Square Footage	1,192
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5207 91 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0R3

### **Amenities**

Amenities	Bar, Detectors Smoke, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025

Days on Market                33

Zoning                            Zone 18

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