

\$539,900 - 9228 52 Street, Edmonton

MLS® #E4447056

\$539,900

4 Bedroom, 2.00 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Originally built by Len Perry Homes, this exceptionally well-maintained 4-level split offers 1,756 sq ft of living space above grade on a large, west-facing lot in desirable Ottewell. Features include newer triple-pane windows, roof, storm doors, high-efficiency furnace, AC, hot water tank & updated front siding. Rare layout offers 4 beds, 2 baths, above-ground laundry, mahogany doors, a stunning Tyndall stone wood fireplace & oversized 24x24 double garage. The large kitchen with peninsula island is open to the dining room & needs no layout changes to suit modern living. Upstairs features 3 bedrooms & a full bath. The 3rd level includes a 4th bedroom, 2nd bath, & family room. The large basement features a rec room & ample storage under the 3rd level. Outside, enjoy a spacious yard with a garden, storage shed & room to relax or play. Quick access to 50 St, shopping, schools like Ottewell & St. Brendan, & more. Built in 1968, newer than most in the area, with all major upgrades complete. Don't miss out!

Built in 1968

Essential Information

MLS® # E4447056

Price \$539,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,756
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	9228 52 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G4

Amenities

Amenities	On Street Parking
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	3
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 July 12th, 2025 at 3:47pm MDT