Courtesy Of Drew N Kardash Of Professional Realty Group

$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	8
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 16th, 2025 at 3:02am MDT