

## \$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
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Days on Market 18

Zoning Zone 18

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