

## \$650,000 - 9040 52 Street, Edmonton

MLS® #E4450119

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

The UNICORN you've been waiting for, where modern luxuries meet timeless charm in a fully RENOVATED bungalow designed to impress. On a spacious lot w/ RV parking, dog run, patio area & newly built OVERSIZED 24x30 garage, total package! Inside abundance of natural light from lg windows & beautiful engineered hardwood floors that flow through the open concept main level. The custom upgraded spacious kitchen extending into a bright dining area w/ glass cabinetry. Main floor features 2 generous bedrooms, including primary retreat complete w/ custom 5pc ensuite featuring spa-like finishes, hand-painted tile, clawfoot tub & walk in closet. The fully finished basement features lg rec room, 2 additional bedrooms & tranquil 3pc bathroom. The garage? A SHOWSTOPPER w/ 11' ceilings, 10' door, heated, insulated, drywalled & wired with a 20-amp circuit for a car lift. Over \$170K in updates w/n 3yrs including: garage, AC, 200 amp service, attic insulation, sewer line repaired, professional landscaping, blinds & bathrooms.

Built in 1961

### Essential Information

MLS® # E4450119

Price \$650,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9040 52 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1G2

### Amenities

Amenities	On Street Parking, Air Conditioner, Dog Run-Fenced In, Front Porch
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 18

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Listing information last updated on July 30th, 2025 at 6:17am MDT