

## \$439,000 - 9652 Ottewell Road, Edmonton

MLS® #E4450126

**\$439,000**

3 Bedroom, 1.50 Bathroom, 1,182 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Great Value in Ottewell – Ideal for Investors or Handy Buyers! This open concept bungalow sits on a mature corner lot in family-friendly Ottewell—one of Edmonton’s most established and desirable neighbourhoods.

The home features 3 bedrooms, 1.1 bathrooms, including a 2-piece ensuite off the primary, and a roughed-in half bath in the basement. Inside, the home is dated and in some need of cosmetic updates, but it offers great potential for those willing to put in some work. The basement includes a large rec room with wood-burning fireplace, laundry area, and room for a 4th bedroom. Major items have already been upgraded: roof, most windows, furnace, and hot water tank (2012-2015). Plus, enjoy central A/C, a deck off the primary bedroom, beautiful deck on the front for morning coffee, and a double detached garage with a wood stove—perfect for a workshop or added storage. Whether you're an investor seeking your next rental property or a buyer looking to build equity through improvements, this is a smart

Built in 1959

### Essential Information

MLS® # E4450126

Price \$439,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,182                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9652 Ottewell Road |
| Area        | Edmonton           |
| Subdivision | Ottewell           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 2E7            |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Detached                                                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 18         |



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