

## \$528,888 - 9503 54 Street, Edmonton

MLS® #E4438371

**\$528,888**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this charming home in the heart of Ottewell, one of Edmonton's most desirable and quiet neighborhoods. Tucked away on a peaceful street, this well-maintained property features a newer metal roof for long-lasting durability and peace of mind. A spacious 24x28 double car garage offers plenty of room for vehicles, storage, or a workshop. Step inside to find a bright, inviting layout, with a huge kitchen and granite countertops. Enjoy a walk in steam shower to wash the stress away! Garden doors off the dining room leading to a stunning 3-season heated sunroom—perfect for relaxing or entertaining nearly year-round. The yard is thoughtfully designed for low maintenance, offering an underground sprinkler system for outdoor enjoyment. Whether you're hosting guests or enjoying quiet evenings, this home delivers comfort, style, and practicality in one beautiful package. Located close to schools, parks, shopping, and transit, this is a rare opportunity to own in a sought-after community.

Built in 1960

### Essential Information

MLS® # E4438371

Price \$528,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,138                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9503 54 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1H4        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Stream/Pond |
| Roof              | Metal  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 18        |

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Listing information last updated on June 7th, 2025 at 9:17pm MDT