

## \$549,900 - 9243 69a Street, Edmonton

MLS® #E4456293

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Tucked away on a peaceful loop just steps from top-rated schools, playgrounds, and green space, this home is a rare find. Large windows on three sides flood the open living/dining area with natural light, anchored by a cozy wood-burning fireplace. The professionally designed kitchen includes an extra prep sink and a charming bay window overlooking the fully fenced backyardâ€”perfect for watching the kids while you cook. Enjoy summer evenings on the double-level deck, roast marshmallows at the fire pit, or harvest fresh veggies from your raised garden beds and mature raspberry patch. The primary bedroom features a 2pc. ensuite, and the main bathroom was fully renovated in 2021 to the highest waterproofing standards. Additional highlights include triple-pane windows, Hunter Douglas blinds, central A/C, radon mitigation and a finished basement. Car enthusiasts will love the oversized 24x28 heated garage with full electrical setup and workbench. This home is meticulously cared for and move-in ready.

Built in 1964

### Essential Information

MLS® # E4456293

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,084
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9243 69a Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1W1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	1
Zoning	Zone 18

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Listing information last updated on September 6th, 2025 at 5:02am MDT