



## 9419 52 Street Edmonton AB

\$399,900

1126sqft Bungalow located in the sought after community of Ottewell & surrounded by amenities such as schools, parks, and shopping, this charming home has it all! Its convenient location provides easy access to the Henday, Whitemud, & Yellowhead. Both the River Valley & Sherwood Park are just a quick drive away. The property itself has been lovingly cared for & has great potential with it's SEPARATE basement entrance. Some of the updates include premium vinyl flooring (2022), kitchen cabinets, counter, & backsplash. Newer shingles (2014), furnace, & central air conditioning (2017). Main floor has 3 bedrooms plus 4 piece bath, large living room with wood burning FP, & patio doors off the kitchen. Basement has large family/rec area, additional bedroom, flex room, ample storage, & 4 piece bath. Outdoors you find a single detached garage, patio with NG hookup, huge backyard, & large garden. Mature neighborhood with beautiful trees in a great location. Don't miss out!

Listing Presented By:



Originally Listed by:  
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