



**Edmonton 18 Ottewell LP: \$489,900**  
**9423 52 ST NW SP: ACTIVE**

**List ID #:** E4250269 **Type:** Detached Single Family  
**DOM:** 61 **Style:** Bungalow  
**Rms Abv Gd:** 8 **Year Blt:** 1964  
**Bedrms:** **Above:** 3 **Ttl:** 7 **Basement:** Full  
**Baths:** 5 / 0 **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,983.91 **Total Flr (M):** 184.31

This stunning bungalow offers over 3,000 square feet of living space, 7 bedrooms and 5 bathrooms (including ensuite). You will be wowed by the vaulted ceilings when you enter the home next you will notice all the large windows allowing tons of natural light to flood into the main living area and kitchen. The kitchen is the perfect place to gather with lots of high end cabinets, counter space and island with so many great storage spaces due to the massive amounts of drawers and cupboards. This is the perfect home to entertain with the second livingroom with a billiards table and fire place that leads to the large outdoor patio that has a beautiful stone fire place this home is situated on a massive lot measuring 975.28 meters squared full of mature trees. The home has had some updates such as newer furnace and hot water tank. You will also see this home comes with a double attached garage with large parking pad and EXTRA parking pad in the rear off the lane for extra vehicles or RV parking.

**Directions:**

**Virtual Tour:** <https://vimeo.com/564288496> **Brochure:** <http://www.9423-52st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30 day neg	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	2	2	0	0	<b>Occupancy:</b> Seller		<b>Main:</b>		
<b>Ensuite</b>		0	1	0	0	0			<b>Upper:</b>	184.31	1,983.91
<b>Add Rms:</b>	1	<b>Finished Lvl:</b> 2					<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>	Yes	<b>Fpl Fuel:</b> Gas					<b>Elem Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>	Mantel						<b>Jr High Schl:</b>		<b>BIGd:</b>	123.28	1,326.99
<b>Parking:</b>	2 Outdoor Stalls, Double Garage Attached, Rear Drive Access, RV Parking						<b>High Schl:</b>		<b>Total A.G.</b>	184.31	1,983.91

<b>Living Rm:</b>	M	<b>Master Bdrm:</b>	M	<b>Bedroom</b>	L
<b>Dining Rm:</b>	M	<b>Bedrm 2:</b>	M		
<b>Kitchen:</b>	M	<b>Bedrm 3:</b>	M		
<b>Family Rm:</b>	M	<b>Bedrm 4:</b>	L		
<b>Den:</b>		<b>Bedroom</b>	L		
<b>Bonus Rm</b>	M	<b>Bedroom</b>	L		

**Flooring:** Carpet, Ceramic Tile, Linoleum **Foundation:** Concrete  
**Construct:** Wood Frame **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles **Heat Fuel:**  
**Exterior:** Brick, Stucco, Vinyl **Remodel:** Kitchen, See Remarks  
**Site Infl:** Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot **Amen/Features:** Air Conditioner, Ceiling 10 ft., Closet Organizers, Fire Pit, No Smoking Home, Patio, Skylight

**Goods Incl:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer **Restrict:** None Known

**Warranty:** **Goods Excl:**  
**Front Expos:** Southwest **Condo/HOA:** **Condo:** **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / 8 /

<b>Lot Sq (M):</b> 975.28	<b>Lot Dimen:</b>
<b>Frontage (M):</b>	<b>Lot Shape:</b> Pie Shaped
<b>Depth (M):</b>	<b>Zoning:</b>
<b>Conform:</b> /Yr:	<b>Front Expos:</b> Southwest
<b>Taxes:</b> \$4,588.22 <b>Tax Yr:</b> 2020	<b>Local Improv:</b> /Yr: