

Courtesy Of Michael T Pelley Of RE/MAX River City

## \$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
Is Waterfront	Yes

### **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	76
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 6:17am MDT