

\$439,000 - 9652 Ottewell Road, Edmonton

MLS® #E4450126

\$439,000

3 Bedroom, 1.50 Bathroom, 1,182 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Great Value in Ottewell – Ideal for Investors or Handy Buyers! This open concept bungalow sits on a mature corner lot in family-friendly Ottewell—one of Edmonton’s most established and desirable neighbourhoods.

The home features 3 bedrooms, 1.1 bathrooms, including a 2-piece ensuite off the primary, and a roughed-in half bath in the basement. Inside, the home is dated and in some need of cosmetic updates, but it offers great potential for those willing to put in some work. The basement includes a large rec room with wood-burning fireplace, laundry area, and room for a 4th bedroom. Major items have already been upgraded: roof, most windows, furnace, and hot water tank (2012-2015). Plus, enjoy central A/C, a deck off the primary bedroom, beautiful deck on the front for morning coffee, and a double detached garage with a wood stove—perfect for a workshop or added storage. Whether you're an investor seeking your next rental property or a buyer looking to build equity through improvements, this is a smart



Built in 1959

Essential Information

MLS® # E4450126

Price \$439,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9652 Ottewell Road
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2E7

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 28th, 2025
Days on Market	23
Zoning	Zone 18

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Listing information last updated on August 20th, 2025 at 3:17pm MDT