

## \$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

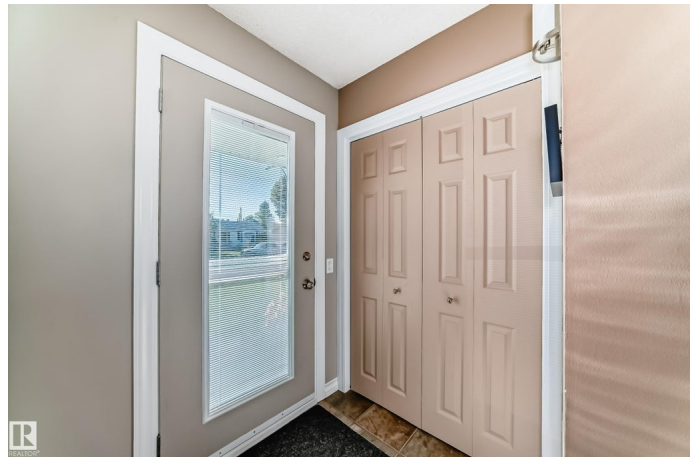
Tucked away on a peaceful loop just steps from top-rated schools, playgrounds, and green space, this home is a rare find. Large windows on three sides flood the open living/dining area with natural light, anchored by a cozy wood-burning fireplace. The professionally designed kitchen includes an extra prep sink and a charming bay window overlooking the fully fenced backyard—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 |
|----------|-------------|

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| 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 | 4                   |
| Zoning         | Zone 18             |

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Listing information last updated on September 8th, 2025 at 11:32pm MDT