

## \$550,000 - 9503 54 Street, Edmonton

MLS® #E4438371

**\$550,000**

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 double car garage offers plenty of room for vehicles, storage, or a workshop. Step inside to find a bright, inviting layout, with garden doors off the dining room leading to a stunning 3-season sunroom—perfect for relaxing or entertaining nearly year-round. The yard is thoughtfully designed for low maintenance, offering the ideal balance of simplicity and 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	\$550,000
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

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, 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
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 24th, 2025

Days on Market 7

Zoning Zone 18

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