

## \$550,000 - 9520 54 Street, Edmonton

MLS® #E4436661

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Beautifully renovated bungalow in family-friendly Ottewell! This bright and welcoming home features a spacious living room that flows into the dining area, with newer maple hardwood floors throughout the main level. The modern kitchen offers granite countertops, stainless steel appliances, custom cabinetry, cabinet LED lighting, and a large window overlooking the backyard. Three good-sized bedrooms and an updated 4-pc bathroom on the main floor. The fully finished basement includes a generous rec room, fourth bedroom, 3-pc bathroom, and laundry. Enjoy the beautifully landscaped backyard with stone patio, deck, ample green space, new fence (2022), and single garage. Major updates include: new windows (2013/2014), shingles (2011), 5â€• eavestroughs (2016), hot water tank, furnace, A/C (all 2019), and exterior paint (2023). Move-in ready in a great location close to schools, parks, and shopping!

Built in 1960

### Essential Information

MLS® #	E4436661
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,054
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9520 54 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1H5

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
-------------	----------------

Days on Market 7

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 May 22nd, 2025 at 6:32pm MDT