

## \$488,000 - 9211 69 Street, Edmonton

MLS® #E4457361

**\$488,000**

5 Bedroom, 2.00 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Charming 5-bedroom bungalow in the highly sought-after community of Ottewell! This 1,062 sq ft detached home features 3 bedrooms up, 2 down, and 2 full bathrooms. Enjoy numerous updates over the years including new flooring, fresh paint, and a hot water tank replaced just last year. The bright main floor offers a spacious living area and a functional kitchen, while the fully finished basement provides extra living space, ideal for guests, a home office, or growing families. Step outside to a large backyard—perfect for entertaining, gardening, or future development. Located on a quiet street close to schools, parks, shopping, and easy access to downtown. A great opportunity in a family-friendly, mature neighborhood!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457361  |
| Price          | \$488,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,062     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9211 69 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1V8        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | On Street Parking                                      |
| Parking   | Double Garage Detached, Heated, Over Sized, RV Parking |

### Interior

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                             |
| Stories      | 2                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stucco                                              |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Stucco                                              |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 18              |

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