

# \$550,000 - 9319 Ottewell Road, Edmonton

MLS® #E4464938

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,127 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Just move in and enjoy! This beautifully maintained and upgraded 1,127 sq ft bungalow in sought-after Ottewell offers comfort, style, and convenience. Featuring 3+1 bedrooms and 2 full bathrooms (Upstairs with heated floors), this home shines with an updated kitchen and bathrooms, newer roof (2016), windows (2016), furnace (2025), and hot water tank (2025), plus air conditioning for year-round comfort. The bright main floor offers spacious living and dining areas, while the fully finished basement provides a large family room, an extra bedroom and bathroom, and great storage. Outside, enjoy a large landscaped yard with in-ground sprinklers, Gas BBQ hookup, stone patio with fire pit, RV parking, and a double detached garage. Perfectly located across from a school and park, close to shopping, transit, and minutes from downtown, this move-in-ready gem has it all—comfort, updates, and location!

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464938  |
| Price      | \$550,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,127                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9319 Ottewell Road |
| Area        | Edmonton           |
| Subdivision | Ottewell           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 2G4            |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Television Connection, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                                                                                      |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace    | Yes                                                                                                                                                            |
| Fireplaces   | Mantel                                                                                                                                                         |
| Stories      | 2                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 6th, 2025

Days on Market                12

Zoning                            Zone 18

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Listing information last updated on November 18th, 2025 at 2:02am MST