

## \$465,000 - 9203 69 Street, Edmonton

MLS® #E4443769

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,264 sqft

Single Family on 0.00 Acres

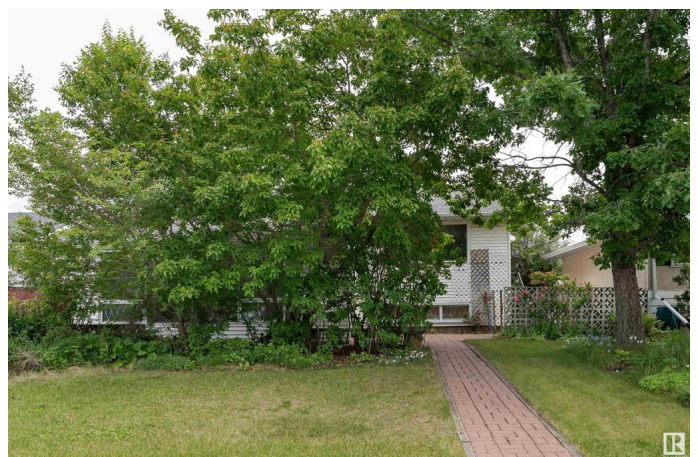
Ottewell, Edmonton, AB

Over 2,000 Sq Ft of living space in a desirable location! Welcome to this well-loved 4-bedroom, 2-bathroom home in Ottewell, Owned and meticulously maintained by the original owner, this property offers endless potential. While it does need some TLC, itâ€™s a fantastic opportunity for buyers with vision to make it truly their own. Step inside to discover a truly unique and stunning sunroom â€“ a bright and inviting space that sets this home apart. Whether you're relaxing with a book, entertaining guests, or enjoying your morning coffee, this space is sure to become your favourite retreat. The backyard is a gardenerâ€™s paradise! Located in a quiet, family-friendly neighborhood, youâ€™re just minutes from schools, parks, shopping, and downtown. This is your chance to get into a desirable community and add value with your own improvements. Donâ€™t miss out!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443769  |
| Price          | \$465,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,264     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 3 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9203 69 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1V8        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Security Window Bars                   |
| Parking   | Single Carport, Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 19              |
| 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 July 11th, 2025 at 7:47pm MDT