

## **\$449,800 - 9619 69 A Street, Edmonton**

MLS® #E4455041

**\$449,800**

4 Bedroom, 2.00 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

GREAT VALUE and SOLID BONES in this 1300 sq. ft Ottewell Bungalow c/w a Separate Door to a WALK-OUT Basement! Potential for a Basement Suite! Several Upgrades include Newer Roof & Leaf Guards (2019), 2 High Efficiency Furnaces (2016), Some Newer Windows (2019) & Central Air Conditioning (2016). In Addition, Enjoy Classy Double Oak French Doors, Custom Window Coverings, Laminate Flooring and Front Loading Washer & Dryer in the Main Floor Laundry Room/Back Entry. This Practical 1960 Home has a Large Picture Window Facing South West and has a Gorgeous Ceiling & Flooring in the Living Room! The Walk-Out Basement has a Large Recreation Room c/w Wet Bar, Saxony Carpet, 2 Bedrooms and a 3 Pc. Bathroom. 125 Amps Already there for a Future Hot Tub. The Good Sized 6,358 sq. ft. Yard is Landscaped, Fenced and has a Gazebo & Detached Double Garage. Great Location to Various Schools, Transit, Shopping and Just a Quick Drive to Millcreek Ravine, Whyte Ave & Downtown.

Built in 1960

### **Essential Information**

MLS® # E4455041

Price \$449,800



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9619 69 A Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1W4

### Amenities

Amenities	Gazebo, Walkout Basement
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clara Turner
Middle	Ottewell
High	Austin O'Brian

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 18

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