

## \$574,900 - 9623 69a Street, Edmonton

MLS® #E4451604

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

COMPLETELY RENOVATED in 2017 1360 sq.ft. bungalow in a quiet, central Ottewell location! Enjoy all-day sun with an east-facing front porch and a west-facing back deck—perfect for relaxing or entertaining. The sun filled main floor features 3 bedrooms and a stunning 5-piece bath with marble counters and dual sinks. Modern kitchen with tile floors, and stainless steel appliances. Luxury vinyl plank, and upstairs stacked laundry complete the main level. The fully finished basement includes a large family room, a large bedroom with walk-in closet, 4-piece bath, and space ideal for an in-law suite or shared living - with another laundry room in basement. Upgrades include: high-efficiency furnace, Pella windows, vinyl siding, garage door, eavestroughs, light fixtures, baseboards, and another half bath in basement. Includes all appliances. Close to schools, parks, and downtown. A bright, spacious home in a highly desirable neighbourhood!

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451604  |
| Price     | \$574,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,366                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9623 69a Street |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 1W4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Stacked Washer/Dryer, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 2                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

Date Listed August 7th, 2025

Days on Market 39

Zoning Zone 18

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Listing information last updated on September 15th, 2025 at 7:17am MDT